



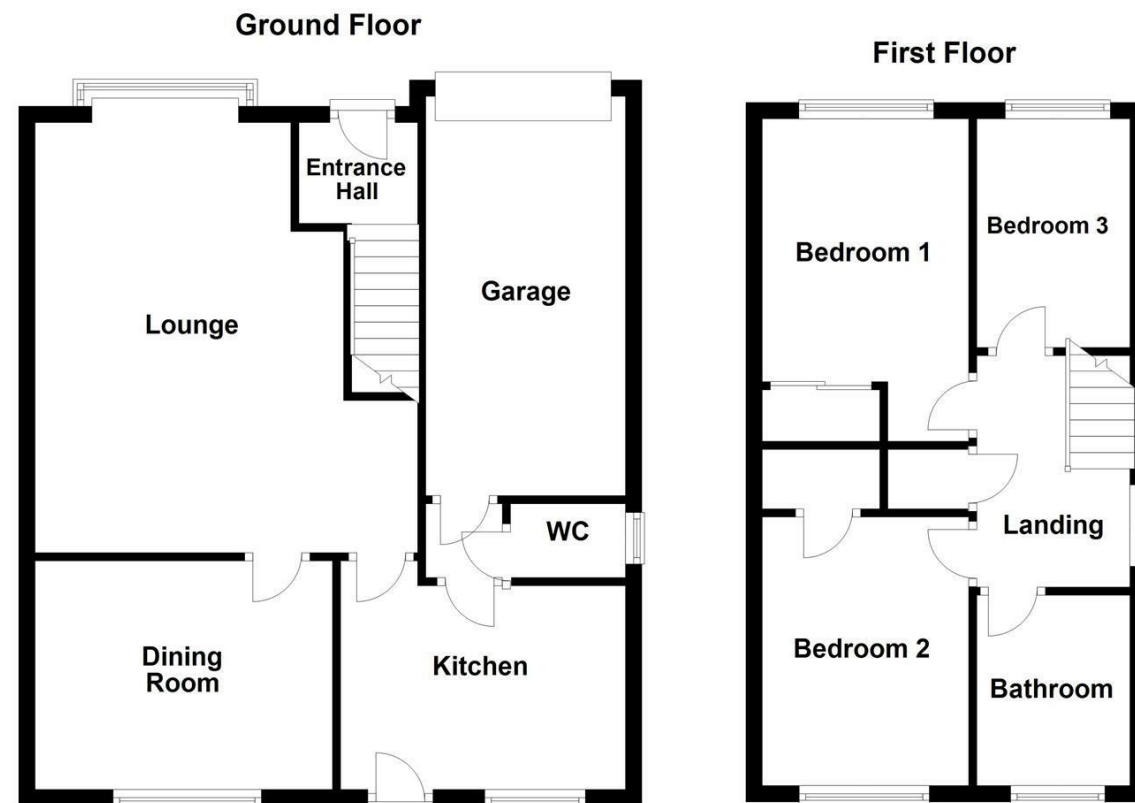
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## 22 Durkar Rise, Crigglestone, Wakefield, WF4 3QB

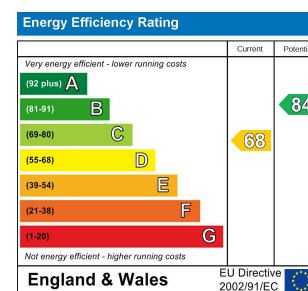
For Sale Freehold Offers Over £254,000

Occupying a pleasant within this attractive development is this well appointed and spacious three bedroom detached family home with potential to extend subject to the correct consent and benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, separate dining room, modern kitchen, inner lobby leading to downstairs w.c. and integral garage. To the first floor landing leads to three bedrooms and modern house bathroom/w.c. Outside, an attractive lawned garden to the front and rear with a driveway providing off street parking leading to the garage.

Situated within two miles to junction 39 of the M1 motorway, this property is perfectly located for those looking to commute further afield and is also well situated for all local shops, amenities and schools with St James Junior & Infants school only minutes away.

A fantastic home for the working couple or family looking to gain access onto the property market and an early viewing comes highly recommended.



### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,

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Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

### CONVEYANCING

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## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door, detailed coving to the ceiling, radiator and stairs to the first floor landing.

### LOUNGE

10'11" (min) x 14'1" (max) x 17'4" [3.35m (min) x 4.30m (max) x 5.29m]  
Electric fire with marble back, hearth and decorative surround. Detailed coving to the ceiling, radiator, UPVC double glazed window to the front and doors to the kitchen and dining room.



### DINING ROOM

11'1" x 8'0" [3.39m x 2.46m]  
Detailed coving to the ceiling, radiator, UPVC double glazed window to the rear and dado rail.



### KITCHEN

11'4" x 8'6" (max) x 7'2" (min) [3.47m x 2.61m (max) x 2.19m (min)]  
Range of custom made cream gloss wall and base units with matching work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated Bosch oven and grill, Bosch four ring induction hob with pull out extractor, integrated Bosch combi microwave, Bosch integrated fridge, drawers down the base units, under counter cantilever doors and UPVC double glazed window and door to the rear. Radiator, recess ceiling spotlights and fully porcelain tiled floor. Door to inner lobby.

### INNER LOBBY

Porcelain tiled floor, doors to the garage and downstairs w.c.

### W.C.

Concealed low flush w.c., wash basin with vanity cupboards, part tiled walls, porcelain tiled floor, radiator, recess ceiling spotlights and UPVC double glazed frosted window to the side.

### INTEGRAL GARAGE

16'11" x 8'3" [5.18m x 2.53m]  
Light and power, up and over door. Loft access with drop down ladder and storage above.

### FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access, detailed coving to the ceiling. Doors to the airing cupboard, three bedrooms and the bathroom.

### BEDROOM ONE

8'1" x 12'8" [2.47m x 3.87m]  
Fitted double wardrobes with sliding mirror doors, UPVC double glazed window to the front, radiator and detailed coving to the ceiling.



### BEDROOM TWO

8'7" x 10'8" [2.62m x 3.26m]  
UPVC double glazed window to the rear, radiator, dado rail and detailed coving to the ceiling. Door to enclosed wardrobe.



### BEDROOM THREE

5'9" x 9'8" [1.77m x 2.95m]  
Small bulkhead over the stairs, UPVC double glazed window to the front, radiator and detailed coving to the ceiling.



### BATHROOM/W.C.

7'6" x 5'2" [2.31m x 1.60m]  
Concealed low flush w.c., panelled bath with mixer shower over, part tiled walls, wash basin with vanity cupboards, granite tiled floor, heated chrome towel radiator and recess ceiling spotlights. UPVC double glazed frosted window to the rear.



### OUTSIDE

Lawned garden to the front and driveway providing off street parking leading to the brick built garage with up and over door. To the rear is a lawned garden incorporating flagged patio area and timber framed shed.



### COUNCIL TAX BAND

The council tax band for this property is C.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.