



WAKEFIELD
01924 291 294

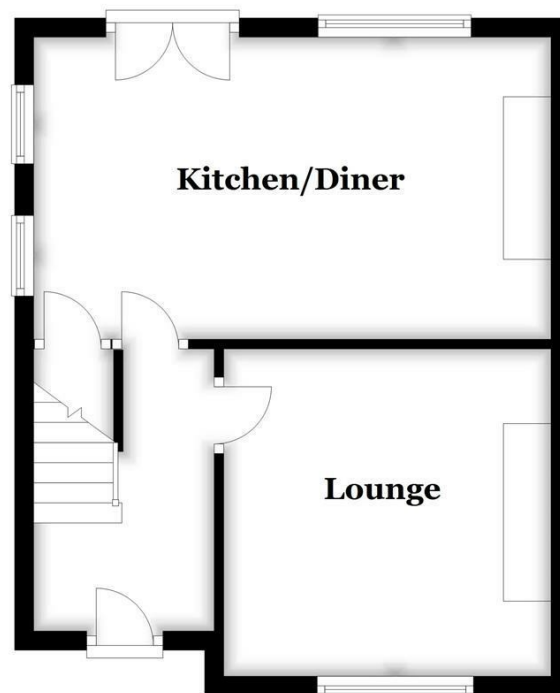
OSSETT
01924 266 555

HORBURY
01924 260 022

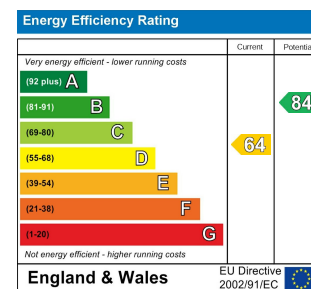
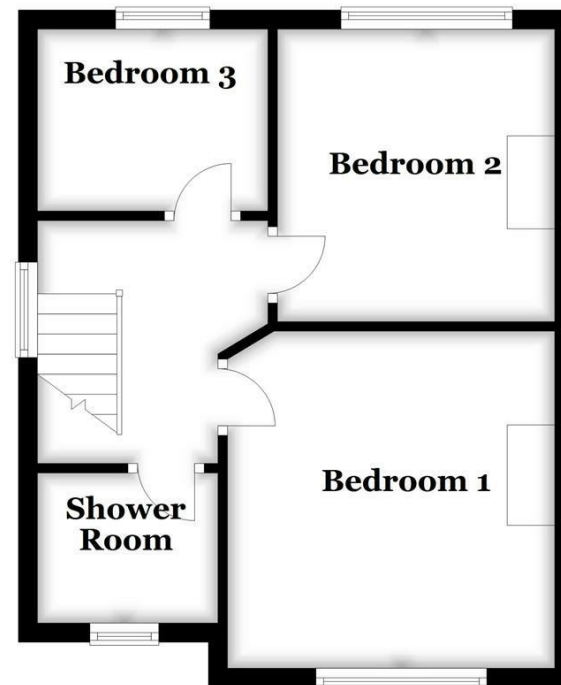
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



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,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

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

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



361 Denby Dale Road East, Durkar, Wakefield, WF4 3NB

For Sale Freehold £200,000

Well maintained throughout is this three bedroom semi detached family home in the sought after location of Durkar benefitting from light and airy lounge, open plan dining kitchen and attractive front and rear lawned gardens.

The property briefly comprises; entrance hall, living room and dining kitchen to the ground floor, whilst the first floor boasts three well proportioned bedrooms and the house shower room/w.c.

The property is well placed for access to local amenities and enjoys good access to the M1 motorway, Hampsons Garden Centre, Asda Superstore, Pugneys Water Park and Newmillerdam Country Park which are all only a short drive away.

Simply a fantastic family home and only a full internal inspection will reveal all that's on offer at this quality home. A viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, stairs to the first floor, double central heating radiator, alarm system, quality laminate flooring and doors through to the lounge and dining kitchen.

LOUNGE

12'2" x 12'0" [max] [3.72m x 3.66m [max]]

UPVC double glazed window, double central heating radiator, feature fireplace with timber mantle and gas fire inset.



DINING KITCHEN

16'3" plus recess x 9'7" [4.96m plus recess x 2.94m]

Range of wall and base units with complementary work surface over incorporating 1 1/2 stainless steel sink and drainer unit, built in electric oven with four ring gas hob and extractor hood over.

Space and plumbing for an under counter dishwasher and automatic washing machine. Space for a larder style fridge/freezer, double central heating radiator, feature unit spotlighting, vinyl tiled flooring and UPVC double glazed window and patio door to the rear. Cupboard housing the combination central heating boiler.



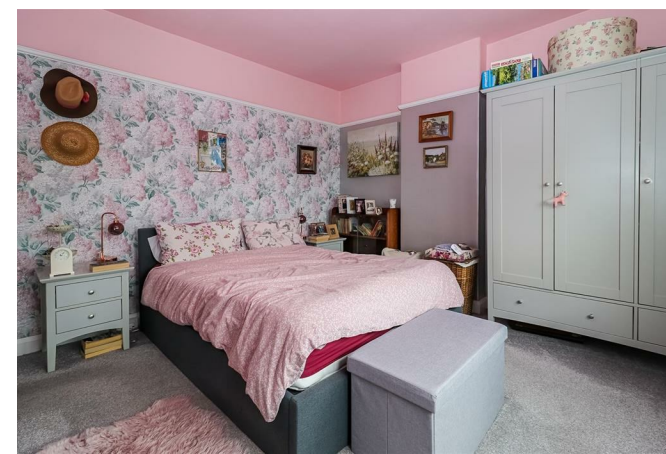
FIRST FLOOR LANDING

UPVC double glazed window to the side and doors to three bedrooms and the house bathroom. Loft hatch for loft access to the partially boarded loft.

BEDROOM ONE

12'2" x 11'11" [max] [3.71m x 3.65m [max]]

UPVC double glazed window to the front and double central heating radiator.



BEDROOM TWO

9'7" [max] x 9'8" [min] [2.93m [max] x 2.97m [min]]

UPVC double glazed window to the rear, exposed wood flooring and double central heating radiator.



BEDROOM THREE

7'11" x 6'8" [2.43m x 2.04m]

UPVC double glazed window to the rear, exposed wood flooring and double central heating radiator.



SHOWER ROOM/W.C.

5'4" x 4'10" [1.63m x 1.49m]

Three piece suite comprising walk in shower cubicle with dual head shower and glazed screen door, concealed cistern low flush and vanity unit with pedestal wash hand basin and chrome

mixer tap. Partially tiled walls, tiled floor, chrome heated towel rail and UPVC double glazed frosted window.



OUTSIDE

To the front of the property is an attractive lawned garden with shrubs and hedge boundaries with a paved pathway leads to the entrance door. To the rear is a good sized and enclosed garden with paved patio seating area and lawn with pathway leading to a gravelled seating area and range of flower beds. Fence and hedge boundaries.



COUNCIL TAX BAND

The council tax band for this property is B.

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.