



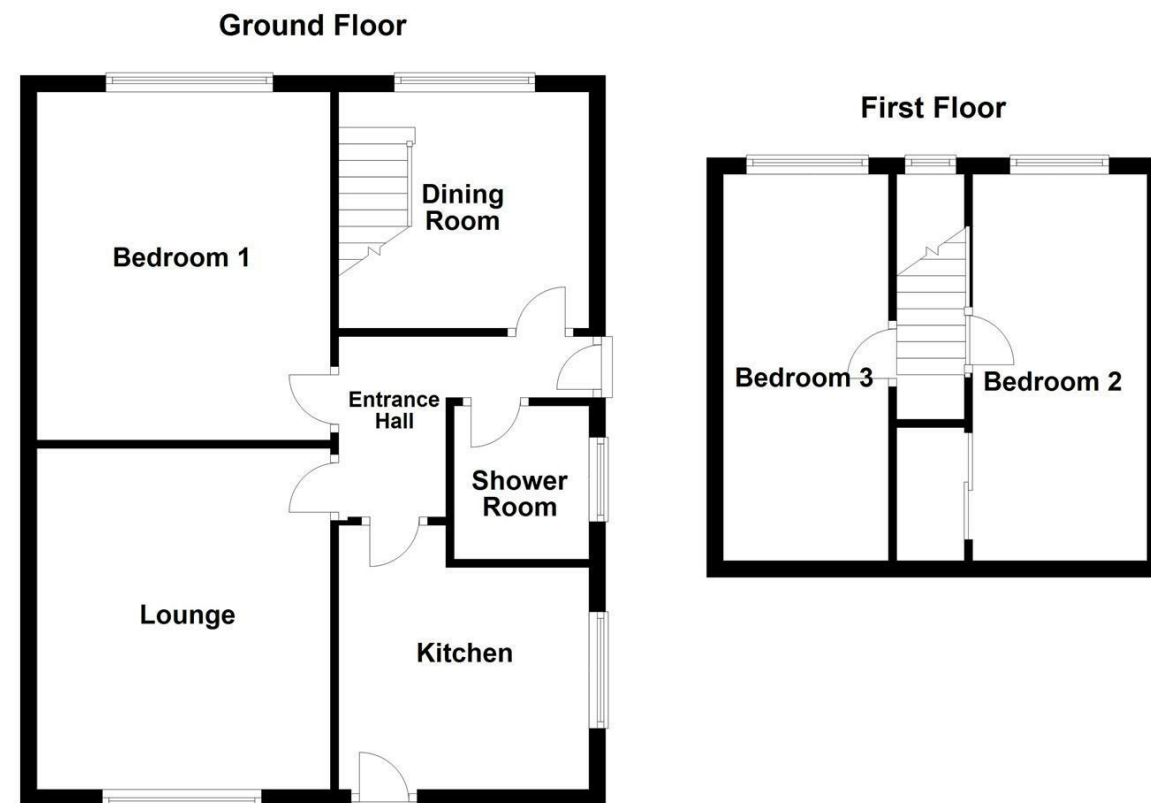
WAKEFIELD
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90 Howard Crescent, Durkar, Wakefield, WF4 3AH

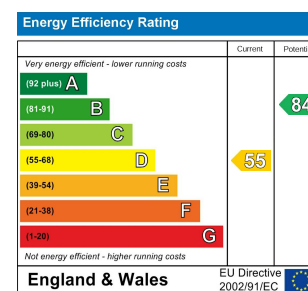
For Sale Freehold £250,000

Deceptive from the main roadside is this three bedroom semi detached dormer bungalow benefitting from UPVC double glazing and gas central heating.

The property fully comprises of the entrance hall, dining room, lounge, bedroom one, kitchen and shower room/w.c. Stairs lead up to the first floor landing which in turn leads to two further bedrooms. Outside, low maintenance garden to the front and lawned garden to the rear incorporating flagged patio areas. Driveway to the side providing off street parking leading to the detached brick built garage.

Situated in a popular area of Durkar, the property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

An ideal home for the growing family and offered for sale with no chain and vacant possession upon completion. An early viewing comes highly recommended.



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.

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



ACCOMMODATION

ENTRANCE HALL

UPVC side entrance door, radiator, doors to the bedroom, lounge, dining room, kitchen and shower room.

DINING ROOM

9'4" x 9'10" (2.85m x 3.01m)

UPVC double glazed window to the front, radiator, coving to the ceiling and stairs to the first floor.



SHOWER ROOM/W.C.

5'6" x 6'0" (1.68m x 1.85m)

Low flush w.c., shower cubicle with mixer shower, wash basin with vanity cupboards, UPVC double glazed frosted window to the side, part tiled walls, radiator and recess ceiling spotlights.



BEDROOM ONE

11'7" x 13'3" (3.55m x 4.05m)

Fitted wardrobes to one side of the wall incorporating dressing table area, UPVC double glazed window to the front, radiator and coving to the ceiling.



LOUNGE

15'1" x 11'8" (4.60m x 3.58m)

UPVC double glazed window to the rear, radiator and gas fire with slate tiled back and hearth with stone surround. Coving to the ceiling and radiator.



KITCHEN

11'4" (max) x 8'11" (min) x 8'9" (3.46m (max) x 2.72m (min) x 2.67m)

Range of wall and base units with work surface over incorporating stainless steel sink and drainer, four ring gas hob with pull out cooker hood, integrated oven and grill, plumbing for an automatic washing machine and integrated fridge. Tiled effect floor, radiator, UPVC door to the rear, UPVC double glazed window to the side, tiled splash backs, recess ceiling spotlights and double doors to the boiler cupboard.

FIRST FLOOR LANDING

UPVC double glazed frosted window to the front and doors to two bedrooms.

BEDROOM THREE

6'4" x 13'7" (1.95m x 4.15m)

Fitted wardrobe space to one side of the wall and fitted dressing table area. UPVC double glazed window to the front.

BEDROOM TWO

6'6" x 13'9" (1.99m x 4.21m)

UPVC double glazed window to the front, built in wardrobe space and access into the eaves.



OUTSIDE

To the front is a low maintenance flagged garden with plants and shrubs bordering. A driveway to the side leading to a brick built detached garage with up and over door. An attractive lawned garden to the rear incorporating flagged patio areas, ideal for outside entertaining purposes with plants and shrubs bordering.



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.