



WAKEFIELD  
01924 291 294

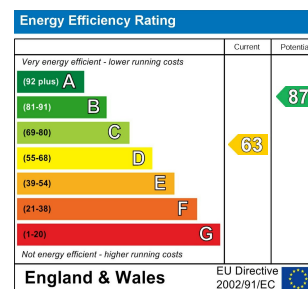
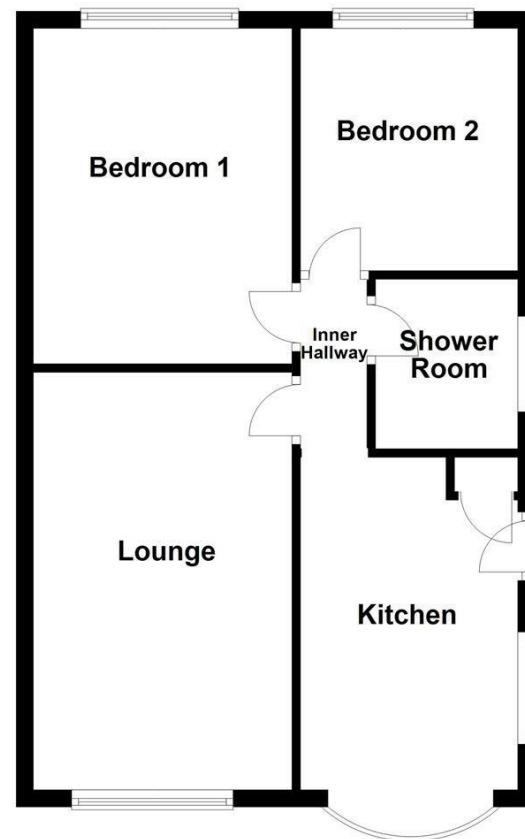
OSSETT  
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01977 798 844

### Ground 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.



## 23 Gillion Crescent, Durkar, WF4 3PP

For Sale Freehold £210,000

Having being recently decorated throughout with brand new fitted carpets is this well appointed two bedroom semi detached bungalow occupying a pleasant cul-de-sac position benefitting UPVC double glazing and gas central heating radiator.

The property fully comprises kitchen, inner hallway, two bedrooms and modern shower room/w.c. Outside, an lawned garden to the front and rear with driveway to the side leading to the concrete sectional garage with up and over door.

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.

Offered for sale with no chain and vacant possession, an ideal home for those looking to downsize or the professional couple and an early viewing comes highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.



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## ACCOMMODATION

### KITCHEN

8'11" x 13'8" [2.73m x 4.19m]

UPVC side entrance door. Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer taps, integrated oven and grill with four ring gas hob and stainless steel cooker hood above. Pull out spice rack, integrated freezer, integrated fridge and UPVC double glazed windows to the side and front. Curved radiator, drawers down the base units, plumbing for a washing machine, coving to the ceiling and doorway into the inner hallway.



### HALLWAY

Loft access and doors to two bedrooms, lounge and shower room.

### BEDROOM ONE

12'10" x 9'11" [3.92m x 3.04m]

Fitted wardrobes, UPVC double glazed window to the rear and radiator.



### BEDROOM TWO

8'4" x 9'4" [2.56m x 2.85m]

UPVC double glazed window to the rear and radiator.



### SHOWER ROOM/W.C.

6'2" x 5'5" [1.89m x 1.66m]

Low flush w.c., pedestal wash basin, corner shower cubicle with mixer shower, fully tiled walls and tiled effect floor. UPVC double glazed frosted window to the side, heated chrome towel radiator and recess spotlights.



### LOUNGE

15'11" x 9'11" [4.86m x 3.03m]

UPVC double glazed window to the front, radiator and gas fire with full marble fire surround and coving to the ceiling.



### OUTSIDE

Lawned garden to the front with driveway to the side providing ample off street parking leading to the concrete sectional detached garage with up and over door. Lawned garden to the rear incorporating small flagged patio area.



### COUNCIL TAX BAND

The council tax band for this property is B.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.