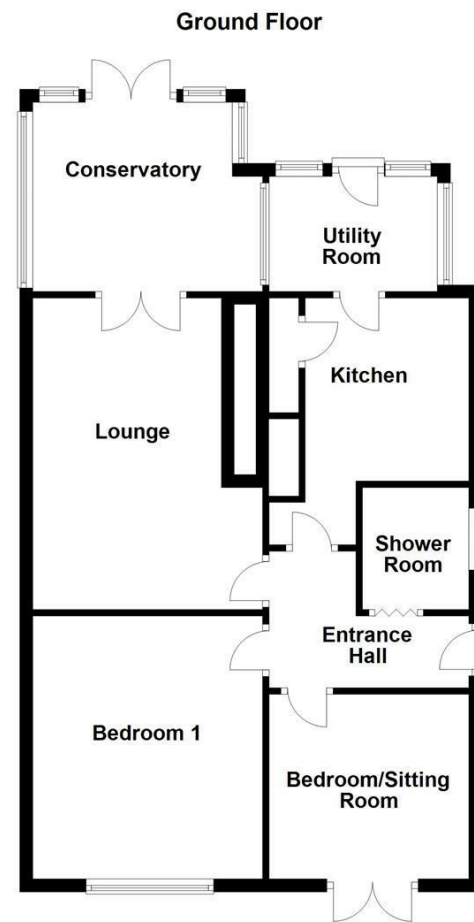




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## 45 The Close, Durkar, Wakefield, WF4 3AG

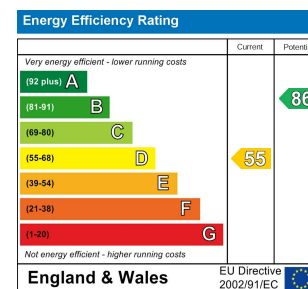
**For Sale Freehold £220,000**

Well appointed throughout is this attractive and spacious two bedroom semi detached true bungalow, benefitting from a conservatory to the rear, UPVC double glazing and central heating.

The accommodation briefly comprises entrance hall, kitchen, utility room, lounge, conservatory, two bedrooms and shower room/w.c. Outside, there are attractive and well maintained gardens to the front and rear with a driveway to the side providing off street parking leading to a detached single garage.

Situated in this popular part of Durkar, the property is well placed for a range of amenities including local shops, bus routes and good access to the motorway network for those wishing to commute further afield.

Offered for sale with no onward chain and vacant possession upon completion, a 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



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#### ACCOMMODATION

##### ENTRANCE HALL

UPVC side entrance door, central heating radiator, coving to the ceiling and spotlights.

##### KITCHEN

12'1" x 8'11" plus walk-in area (3.70m x 2.73m plus walk-in area) Comprising a range of modern fitted wall and base units with work surface over incorporating 1.5 bowl stainless steel sink and drainer, space for a cooker, space for a fridge, laminate flooring, central heating radiator, tiled splash backs, UPVC double glazed window to the side and spotlights. Airing cupboard housing the water cylinder. Pantry cupboard. UPVC door to the utility room.

##### UTILITY ROOM

8'4" x 6'1" (2.56m x 1.86m) Base units with work surface, plumbing for a washing machine, space for a dryer, space for a fridge/freezer, tiled floor, UPVC double glazed windows and door to the rear.



##### LOUNGE

15'8" x 11'6" max (4.80m x 3.51m max)

Gas fire with back boiler, two central heating radiators, coving to the ceiling and UPVC double glazed French doors to the conservatory.



##### CONSERVATORY

10'9" x 9'4" (3.30m x 2.87m)

UPVC double glazed windows incorporating French doors to the rear garden. Tiled floor with underfloor heating.



##### BEDROOM ONE

13'1" x 11'6" (4m x 3.53m)

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



##### BEDROOM TWO

9'10" x 9'4" (3.01m x 2.87m)

UPVC double glazed window to the front, laminate flooring, coving to the ceiling and central heating radiator. Currently used as a sitting room.



##### SHOWER ROOM/W.C.

6'1" x 5'3" (1.86m x 1.61m)

Three piece suite comprising shower cubicle with electric shower, low flush w.c. with concealed cistern and wash basin over a vanity unit. Fully tiled walls and floor, chrome towel radiator, spotlights and UPVC double glazed frosted window to the side.



##### OUTSIDE

Well maintained lawned garden to the front with planted borders. A patterned concrete driveway provides ample off street parking leading to a detached concrete sectional single garage with up and over door to the front, window and side entrance door. Attractive garden to the rear incorporating flagged patio areas, lawn, raised rockery and summer house.



##### 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 six local offices.

##### 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.

##### COUNCIL TAX BAND

The council tax band for this property is B.