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 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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



21 Gillion Crescent, Durkar, Wakefield, WF4 3PP

For Sale Freehold £215,000

Nestled in a cul-de-sac location in the sought after of Durkar is this superbly presented two bedroom semi detached bungalow benefitting from modern kitchen and shower room, ample off road parking and location on a generous sized plot.

The property briefly comprises of the kitchen, hallway leading to the living room, two bedrooms and the shower room/w.c. The property benefits from a fully boarded loft with electric, ideal for storage. Outside, to the front the garden is laid to lawn and a concrete driveway running down the side of the property through a set of double iron gates. The side and rear gardens incorporate lawned areas with paved and decked patio areas, perfect for outdoor dining with a timber canopy, water feature pond and fully enclosed by timber fencing.

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.

This property would make an ideal purchase for a range of buyers including couples or those looking to downsize. Only a full internal inspection will reveal all that's on offer at this well presented home and an early viewing is highly recommended.



ACCOMMODATION

KITCHEN

12'8" x 8'3" [max] x 5'7" [min] [3.87m x 2.54m [max] x 1.72m [min]]

UPVC double glazed frosted side entrance door. Range of modern wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, four ring electric hob with stainless steel extractor hood above, integrated oven, space for a fridge/freezer and integrated washing machine. UPVC double glazed windows to the side and front, central heating radiator, hardwood flooring, an opening to the hallway and access to a storage cupboard.



HALLWAY

Access to boarded out loft with light, hardwood flooring, doors to the living room, two bedrooms and a sliding door to the shower room.

LIVING ROOM

15'11" x 9'10" [max] x 8'3" [min] [4.86m x 3.0m [max] x 2.54m [min]]

Multi fuel burning stove with slate hearth and wooden mantle, hardwood flooring, UPVC double glazed window to the front, coving to the ceiling and central heating radiator.



BEDROOM ONE

12'10" x 9'10" [3.93m x 3.0m]

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



BEDROOM TWO

9'3" x 8'5" [max] x 5'10" [min] [2.84m x 2.58m [max] x 1.8m [min]]

UPVC double glazed window to the rear, hardwood flooring, central heating radiator and access to a storage cupboard.



SHOWER ROOM/W.C.

5'4" x 6'1" [1.64m x 1.87m]

Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and shower cubicle with shower head attachment and glass shower screen. UPVC double glazed frosted window to the side, anthracite ladder style radiator and partially tiled.



OUTSIDE

To the front of the property is lawned garden with shrub border and concrete driveway providing off road parking for several vehicles. To the side and rear are lawned areas with paved patio area, perfect for outdoor dining and entertaining with timber canopy over, raised decked patio area and pond, fully enclosed by timber fencing and hedging.



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.