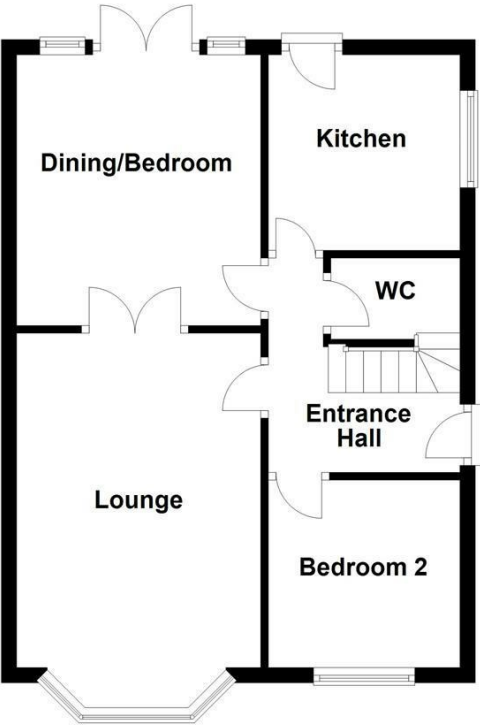
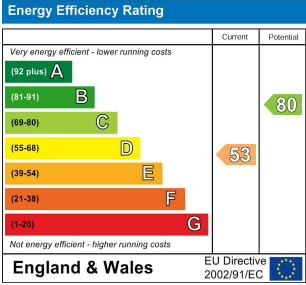
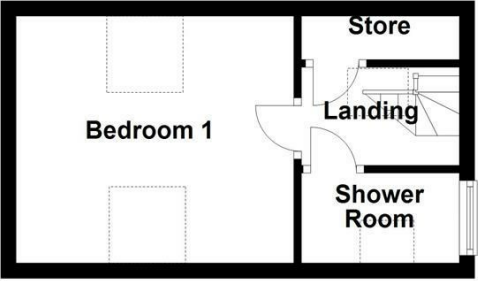


Ground Floor



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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



**4 Barkers Road, Durkar, Wakefield, WF4 3AR**  
**For Sale Freehold £242,750**

Well appointed throughout is this attractive two/three bedroom semi detached bungalow benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, downstairs w.c., lounge, bedroom/dining room, modern kitchen and bedroom. Stairs to the first floor lead to a further bedroom, storage and modern shower room/w.c. Outside, lawned garden to the front with plants and shrubs bordering with driveway to the side providing off street parking leading to the detached garage with electric operated door. An attractive lawned garden to the rear incorporating composite decking and Indian stone terrace patio area.

Situated within two miles to junction 39 of the M1 motorway, this property is perfectly located for those looking to commute further afield and is also well situated for all local shops, amenities and schools with St James Junior & Infants school only minutes away.

An ideal property for the working couple or those looking to downsize and an early viewing comes highly recommended to appreciate the accommodation on on offer and to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALL

Composite side entrance door, laminate flooring, detailed coving to the ceiling, recess ceiling spotlights, radiator, stairs to the first floor landing and doors to the bedroom, further bedroom/dining room, lounge, w.c. and kitchen.

### BEDROOM THREE

8'4" x 8'7" [2.56m x 2.64m]

UPVC double glazed window to the front with bespoke fitted shutters, radiator, fitted wardrobe and cupboards.



### LOUNGE

10'10" x 16'11" [3.31m x 5.16m]

UPVC double glazed walk in bay window to the front with bespoke fitted shutters, radiator, quality LVT herringbone effect flooring, coving to the ceiling, dado rail and gas fire with marble back, hearth and wood surround. French doors into the bedroom/dining room.

### BEDROOM/DINING ROOM

12'9" x 11'1" [3.89m x 3.39m]

UPVC double glazed French doors to the rear with windows either side with bespoke fitted blinds, contemporary portrait radiator and coving to the ceiling. Door back into the entrance hall.



### W.C.

Low flush w.c. vanity wash hand basin with tiled splash back and wood effect flooring.

### KITCHEN

8'5" x 8'10" [max] [2.58m x 2.71m [max]]

Range of soft close wall and base units with feature laminate work surface over incorporating stainless steel sink and drainer with mixer tap, integrated Lamona microwave, integrated slimline dishwasher, integrated automatic washing machine, integrated oven and grill and integrated fridge/freezer. Tiled splash back, four ring stainless steel gas hob with contemporary filter hood above, UPVC double glazed window to the side, UPVC stable door to the rear, contemporary

portrait radiator, tiled effect floor, LED skirting lighting and recess ceiling spotlights.



### FIRST FLOOR LANDING

Timber framed double glazed velux window to the rear, doors to storage, bedroom and shower room.

### SHOWER ROOM/W.C.

8'5" x 5'5" [2.57m x 1.67m]

Sloping roof to one side, timber framed velux window, shower cubicle with mixer shower and separate attachment, low flush w.c. with concealed cistern and vanity wash hand basin. Chrome towel radiator, fully tiled floor and recess ceiling spotlights.



### BEDROOM ONE

10'11" [max] x 9'3" [min] x 11'0" [3.33m [max] x 2.83m [min] x 3.36m]

Timber framed double glazed velux windows to the front and rear, radiator, recess ceiling spotlights, built in wardrobe space with sliding doors to one side of the wall and fitted drawers.



### OUTSIDE

To the front is a lawned garden with plants and shrubs bordering and driveway to the side providing off street parking leading to the concrete sectional detached garage with electric operated roller door. To the rear is a lawned garden incorporating composite

decked and Indian stone terrace patio areas, ideal for entertaining purposes.



### COUNCIL TAX BAND

The council tax band for this property is B.

### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"What I love about living here is the convenience of motorway, school and access to lovely walks in the fields nearby"

### 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.

### SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.