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## 428 Denby Dale Road East, Durkar, Wakefield, WF4 3AD

### For Sale Freehold Starting Bid £165,000

For sale by Modern Method of Auction; Starting Bid Price £165,000 plus reservation fee. Subject to an undisclosed reserve price.

A fantastic opportunity to purchase this three bedroom detached family home benefitting from two reception rooms, gated driveway furthered by a single garage and enclosed rear garden.

The property briefly comprises entrance hall, living room, dining room, inner hallway leading to the kitchen, downstairs w.c. and utility room. The first floor landing leads to three bedrooms and four piece house bathroom/w.c. Outside the property is accessed to the front via double gates onto a driveway providing off road parking for three vehicles leading to the single attached garage. To the rear is an enclosed garden with attractive lawned garden, paved patio area and paved seating area with rear door to the garage.

Situated close 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.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

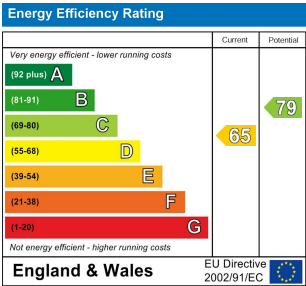
This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.

**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.





ACCOMMODATION

ENTRANCE HALL

Composite front entrance hall, central heating radiator, staircase leading to the first floor landing and doors leading to the living room, dining room and utility room.

LIVING ROOM

8'3" [min] x 11'0" [max] x 12'7" [2.52m [min] x 3.36m [max] x 3.86m ] UPVC double glazed windows overlooking the front and side aspect, coving to the ceiling, central heating radiator and living flame effect gas fire on a marble hearth with marble matching interior and wooden decorative surround.



DINING ROOM

4'9" [min] x 8'4" [max] x 12'7" [1.46m [min] x 2.55m [max] x 3.86m] UPVC double glazed window overlooking the side aspect,

central heating radiator and door providing access into the kitchen.



KITCHEN

8'7" x 9'3" [2.64m x 2.84m] Range of wall and base units with laminate work surface over 1 1/2 stainless steel sink and drainer with mixer tap, space for an cooker with cooker hood over, UPVC double glazed window overlooking the rear aspect and timber door providing access into the hallway. Central heating radiator, fully tiled walls and floor.

UTILITY ROOM

2'9" [min] x 6'8" [max] x 11'3" [0.85m [min] x 2.04m [max] x 3.43m] Stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for a dryer, combi condensing boiler,

central heating radiator, UPVC double glazed window overlooking the rear aspect and timber door providing access into the inner hallway.

HALLWAY

Composite rear door, timber door to the understairs storage cupboard with fixed shelving within and light. Door providing access to the w.c.

W.C.

5'6" x 2'11" [1.69m x 0.89m] Low flush w.c., wall hung wash basin with two taps and tiled splash back, fully tiled floor and UPVC double glazed frosted window overlooking the rear aspect.

FIRST FLOOR LANDING

Doors to three bedrooms, bathroom and storage cupboard. Loft access.

BEDROOM ONE

9'6" x 12'7" [2.91m x 3.85m] UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO

9'1" x 12'7" [2.78m x 3.86m] UVPC double glazed window overlooking the rear elevation, laminate flooring and central heating radiator.



BEDROOM THREE 6'8" x 9'6" [2.04m x 2.90m]

UPVC double glazed window overlooking the side elevation, central heating radiator and laminate flooring.

BATHROOM/W.C.

6'0" [min] x 11'0" [max] x 12'8" [1.83m [min] x 3.37m [max] x 3.88m] Four piece suite comprising pedestal wash basin, panelled bath, low flush w.c. and enclosed shower cubicle with mixer shower. Partially tiled walls, fully tiled floor, chrome ladder style radiator and UPVC double glazed frosted windows to the front and rear.



OUTSIDE

To the front of the property are double timber gates leading onto a concrete driveway providing off road parking for three vehicles and attached single garage with manual up and over door, as well as rear door. To the rear is an



COUNCIL TAX BAND

The council tax band for this property is D.

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.