



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.



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



71 Durkar Lane, Crigglestone, Wakefield, WF4 3HZ

For Sale Freehold £275,000

A superb opportunity to purchase this two bedroom detached true bungalow set on a substantial plot in the sought after area of Durkar with a valuable freehold building plot with outline planning permission for a further two detached bungalow, presenting exceptional potential for development or investment.

The existing bungalow benefits from UPVC double glazing, gas central heating, and a gated sweeping driveway. The accommodation comprises a porch leading into the entrance hall, a living room, two bedrooms, a shower room/w.c., a kitchen/diner, and a rear porch. Outside, there is a planted front garden, a gated driveway running down the side of the property, and a spacious rear garden with lawned areas and two storage units.

The adjoining building plot is gently sloping and was granted outline planning permission on 13th June 2023 [Application Reference: 23/00158/OUT] for the construction of a two bedroom detached bungalow. Most matters are reserved for a full application, and the site is subject to a community infrastructure levy [CIL], with the liability notice yet to be issued.

The plot is ideally situated close to junction 39 of the M1 motorway, offering excellent transport links. Local shops, amenities, and schools are within easy reach, with a broader range of facilities available in Wakefield city centre.

This unique opportunity offers incredible potential and an early viewing is highly recommended to fully appreciate all that's on offer.



ACCOMMODATION

PORCH

UPVC double glazed French doors with UPVC double glazed frosted windows to either side, timber door to the entrance hall.

ENTRANCE HALL

Central heating radiator, loft access, doors to two bedrooms, living room, shower room and kitchen/diner.

LIVING ROOM

11'3" x 12'3" [3.44m x 3.75m]
Electric fire on a tiled hearth with decorative laminate interior and wooden decorative surround, UPVC double glazed window overlooking the front aspect, central heating radiator and coving to the ceiling.



BEDROOM ONE

11'3" x 12'2" [3.45m x 3.72m]
UPVC double glazed window overlooking the front aspect and central heating radiator.



BEDROOM TWO

8'9" x 12'3" [2.69m x 3.74m]
UPVC double glazed window overlooking the rear aspect and central heating radiator.

SHOWER ROOM/W.C.

8'7" x 5'7" [2.64m x 1.72m]
Three piece suite comprising enclosed shower cubicle with mixer shower, low flush w.c. and vanity wash basin with mixer tap and tiled splash back. UPVC double glazed frosted window overlooking the rear aspect and central heating radiator.



KITCHEN/DINER

14'7" x 12'4" [4.47m x 3.77m]
Range of wall and base units with laminate work surface over and tiled splash back. Stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, integrated oven and grill with four electric hobs and cooker hood. Space for a fridge/freezer, wall mounted combi condensing boiler, central heating radiator, strip lighting, UPVC double glazed windows to the front and side. Door to the rear porch.



REAR PORCH

UPVC double glazed door with windows surrounding overlooking the rear aspect.

OUTSIDE

The property sits on a good sized plot with gate entry to the front providing access to the driveway running down the side of the property leading to lawned areas and two large storage units.



COUNCIL TAX BAND

The council tax band for this property is C.

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.