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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	



26 Broadacres, Durkar, Wakefield, WF4 3BE

For Sale Freehold £325,000

Enjoying a corner plot position is this two bedroom detached true bungalow (formerly three bedrooms) benefitting from off road parking and attractive lawned gardens sweeping around the property.

The property briefly comprises of the entrance hall, two double bedrooms, shower room/w.c., living room with feature fire and spacious kitchen/diner. Outside to the front is a driveway leading to the larger than average single garage with lawned garden sweeping around the property to the rear where there is a patio area, perfect for al fresco dining with greenhouse.

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.

Offered for sale no chain, an ideal property for the working couple or those looking to downsize and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted panel windows, central heating radiator, loft access, dado rail and doors to two bedrooms, shower room, built in cloakroom cupboard, boiler cupboard, kitchen/diner and living room.

BEDROOM ONE

11'8" x 10'8" (3.56m x 3.27m)

UPVC double glazed window overlooking the rear aspect, dado rail, central heating radiator, two double fitted wardrobes and storage cupboards.



BEDROOM TWO

8'10" x 10'7" (2.71m x 3.25m)

UPVC double glazed window overlooking the side aspect, coving to the ceiling, dado rail and central heating radiator.



SHOWER ROOM/W.C.

5'5" x 6'3" (1.67m x 1.91m)

Three piece suite comprising concealed cistern low flush w.c., vanity wash basin with mixer tap and corner shower cubicle with sliding door and mixer shower. Inset spotlights, chrome ladder style radiator and UPVC double glazed frosted window overlooking the front aspect.



KITCHEN/DINER

11'10" (max) x 8'10" (min) x 15'6" (3.63m (max) x 2.70m (min) x 4.74m)

Range of wall and base units with laminate work surface over and tiled splash back, sink and drainer with mixer tap, integrated oven and grill with four ceramic hobs and cooker hood. Space and plumbing for a washing machine and dryer. UPVC double glazed windows overlooking the rear aspect, two central heating radiators, composite rear entrance door and coving to the ceiling.

LIVING ROOM

12'9" (max) x 9'3" (min) x 20'10" (3.89m (max) x 2.82m (min) x 6.37m)

UPVC double glazed windows overlooking the front and side aspect, two central heating radiators, coving to the ceiling, dado rail and electric fire on a marble hearth with marble matching interior and wooden decorative surround.



OUTSIDE

To the front of the property is a tarmac driveway providing off road parking for several

vehicles leading to a larger than average single detached garage with remote controlled up and over door. A lawned garden sweeps around the front and side to a private rear block paved patio area, perfect for entertaining and dining purposes with a pleasant lawned garden, greenhouse and cast iron gate leading to the driveway.



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.