



#### 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



## 401 Denby Dale Road East, Durkar, WF4 3NB

### For Sale Freehold £160,000

Deceptive from the main roadside is this two double bedroom end terrace property benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of entrance porch, lounge, inner hallway and kitchen with access down to the cellar. The first floor landing leads to two double bedrooms and modern house bathroom. Outside, small low maintenance garden to the front and lawned garden to the rear.

The property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the motorway network for those looking to travel further afield.

Offered for sale with no onward chain, an ideal home for the first time buyer, couple or family looking to gain access onto the property market. A viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE PORCH

Composite entrance door with frosted side panel and door into the lounge.

### LOUNGE

14'0" x 11'8" [4.27m x 3.58m]

Laminate floor, UPVC double glazed window to the front, coving to the ceiling, radiator and doorway to the inner hallway.



### HALLWAY

Stairs to the first floor landing and doorway into the kitchen.

### KITCHEN

13'1" x 14'0" [4.0m x 4.27m]

Range of wall and base units with work surface over incorporating sink and drainer, integrated dishwasher, plumbing for a washing machine, space for a Ranger cooker and space for an American style fridge/freezer. Recess ceiling spotlights, radiator, wood effect flooring, door leading down to the cellar, UPVC double glazed window and door to the rear.

### FIRST FLOOR LANDING

Doors to two bedrooms and bathroom.

### BEDROOM ONE

11'8" x 13'11" [3.56m x 4.26m]

UPVC double glazed window to the front, coving to the ceiling and radiator.



### BEDROOM TWO

9'8" [max] x 7'2" [min] x 13'1" [2.95m [max] x 2.20m [min] x 3.99m]

UPVC double glazed window to the rear, coving to the ceiling and radiator. Door to storage cupboard with loft access above.



### BATHROOM/W.C.

9'2" x 5'1" [min] x 6'4" [max] [2.81m x 1.56m [min] x 1.94m [max]]

Low flush w.c., pedestal wash basin and panelled bath with mixer shower over. Part tiled walls, fully tiled floor, UPVC double glazed frosted window to the rear, recess ceiling spotlights and heated chrome towel radiator.



### OUTSIDE

To the front is on street parking and small low maintenance buffer garden. To the rear is a lawned garden with block paved patio area.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.