

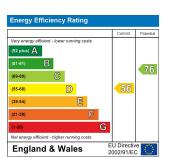
IMPORTANT NOTE TO PURCHASERS

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.

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.



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NORMANTON 01924 899 870 PONTEFRACT & CASTLEFORD

01977 798 844



66 Durkar Lane, Durkar, Wakefield, WF4 3AP

For Sale Freehold £215,000

Situated within the popular area of Durkar in Wakefield, is this two bedroom semi detached bungalow. In need of a slight degree of modernisation but with great potential including a loft room conversion (subject to planning) and rear extension currently on the property furthering the reception space, this property is certainly not one to be missed.

The property briefly comprises of an entrance hall with access to the loft room, two bedrooms, living room, kitchen and shower room. The kitchen leads to the dining area and rear garden. Externally, the tiered front garden is lawned with mature shrubs and flowers, enclosed by timber fencing and walls. Iron double gates provide access to a resin driveway extending to a single detached garage with an up and over door and an attached greenhouse. The rear garden is mainly lawned with mature shrubs, a resin patio for outdoor dining and is fully enclosed by timber fencing with tall conifer trees at the rear.

This property would make an ideal purchase for a range of buyers looking in the Durkar area. It would make a perfect purchase for a first time buyer, small family and those looking to downsize being close to local amenities as well as transport links such as the M1 motorway.

This property has no chain and a vacant possession and only a full internal inspection will truly show what is to offer and so an early viewing comes highly recommended to avoid any level of disappointment.

















ACCOMMODATION

ENTRANCE HALL

Frosted UPVC double glazed entrance door. Central heating radiator, loft access, doors to two bedrooms, living room, kitchen and shower room.

BEDROOM TWO

8'6" x 8'1" [2.6m x 2.48m]

UPVC double glazed window to the front, storage cupboard, fitted wardrobes and vanity unit, central heating radiator, coving to the ceiling.

LIVING ROOM

16'7" \times 10'10" (max) \times 4'11" (min) (5.06m \times 3.32m (max) \times 1.52m (min)) UPVC double glazed bay window to the front, coving to the ceiling, dado rail, central heating radiator, gas fireplace with

marble halve surround and ornate mantle.



SHOWER ROOM 6'2" x 5'6" (1.88m x 1.68m)

Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator. Low flush W.C., pedestal wash basin with mixer tap, shower cubicle with mains fed shower head attachment and glass shower screen. Fully tiled.



BEDROOM ONE 10'3" x 12'0" [3.14m x 3.66m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, fitted wardrobes.



KITCHEN

8'3" x8'8" (2.54m x2.65m)

Opening to the dining area. UPVC double glazed window to the side. Range of wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback, integrated double oven, space and plumbing for a washing machine, space for a fridge freezer, four ring induction hob

DINING AREA

9'10" x 9'11" (3.02m x 3.03m)

Two UPVC double glazed windows, one to the side and one to the rear, frosted UPVC double glazed door to the rear garden, central heating radiator, coving to the ceiling.



LOFT ROOM

15'9" x 12'3" (max) x 5'5" (min) (4.81m x 3.74m (max) x 1.66m (min)) UPVC double glazed window to the side, power and light,

access to storage eaves. Perfect for bedroom conversion, subject to necessary consents, working from home and home gym.

OUTSID

To the front of the property there is a tiered garden which is mainly laid to lawn and incorporates some mature shrubs and flowerbeds throughout, timber fencing to the side and to the front and a wall to the other. There is a set of iron double gates providing access to a resin driveway, at the side of the property, providing off road parking for several vehicles leading to a single

detached garage with up and over door, towards the rear of the garage there is a built in greenhouse. To the rear garden it is mainly laid to lawn with a planted bed border incorporating some mature shrubs and conifer trees providing privacy, resin patio area perfect for outdoor dining and entertaining. The garden itself is fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.