

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

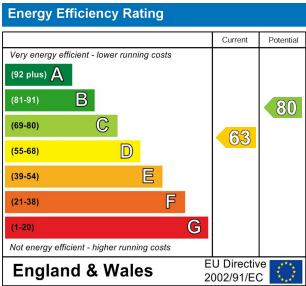


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

34 Howard Crescent, Durkar, Wakefield, WF4 3AH

For Sale Freehold £239,950

Deceptively spacious from the front is this three bedroom semi detached bungalow benefitting from driveway parking for three vehicles and lawned gardens to the front and rear.

The property briefly comprises of the entrance hall, three bedrooms, shower room, kitchen, dining room and living room. Outside to the front is a lawned garden and driveway providing off road parking for three vehicles leading to the single garage. To the rear is an enclosed lawned garden with paved patio area, perfect for outdoor dining.

Situated in Durkar, the property is well placed for access to a range of amenities including local shops, schools and bus routes. There is also excellent access to the M1 motorway network for those wishing to commute further afield.

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



ACCOMMODATION

ENTRANCE HALL

UPVC frosted double glazed side entrance door, central heating radiator, double doored storage cupboard, cupboard housing the boiler, doors to the kitchen, shower room and three bedrooms. Stairs providing access to the loft room.

BEDROOM ONE

13'3" x 10'5" [min] x 2'2" [min] [4.04m x 3.18m [min] x 0.68m [min]]
UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

10'2" x 9'3" [3.1m x 2.82m]
UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

10'0" x 6'10" [3.05m x 2.1m]
UPVC double glazed window to the side and central heating radiator.



SHOWER ROOM/W.C.

5'5" x 6'3" [1.66m x 1.91m]
Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and shower cubicle with electric shower head attachment. Chrome ladder style radiator and UPVC double glazed frosted window to the side.



KITCHEN

9'11" x 10'3" [3.03m x 3.13m]
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space for an electric cooker with extractor hood, space and plumbing for a washing machine, space for a fridge/freezer. Sliding door through to the dining room and UPVC double glazed window to the rear.

DINING ROOM

7'1" x 10'0" [2.17m x 3.06m]
Set of UPVC double glazed sliding doors to the rear garden and an opening to the living room.



LIVING ROOM

15'3" x 10'3" [max] x 10'2" [min] [4.67m x 3.13m [max] x 3.11m [min]]
Central heating radiator, gas fireplace with tiled hearth, stone surround and stone mantle.



LOFT ROOM

13'4" x 15'5" [max] x 2'3" [min] [4.07m x 4.72m [max] x 0.7m [min]]
Substantial loft room with staircase access. Power, light, full floorboarding, velux skylight, exposed beams to the ceiling and access to the storage eaves. An ideal home office / craft room space.

OUTSIDE

To the front of the property is a lawned garden and driveway providing off road parking for three vehicles leading to the single detached garage with power, manual up and over door. To the rear is a lawned garden with paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and 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.

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.