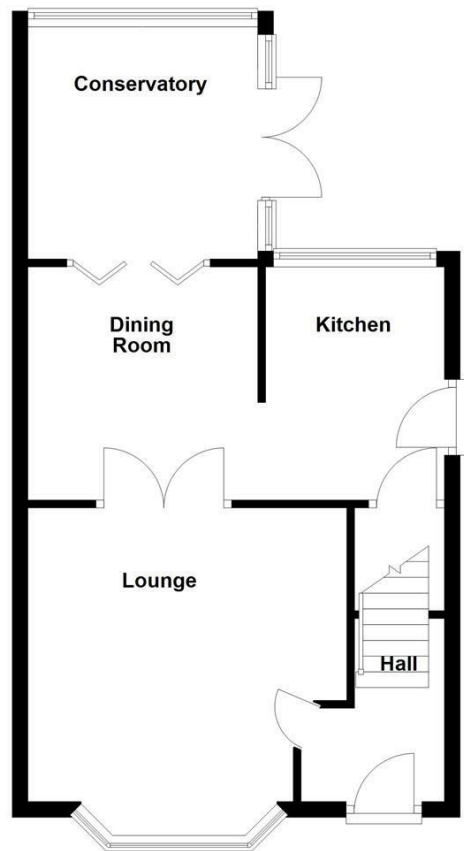
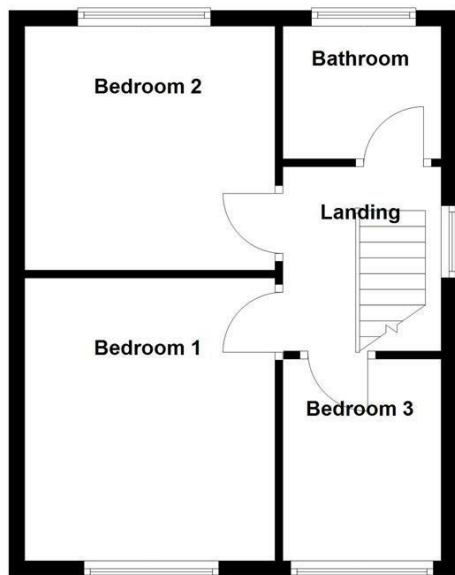


Ground Floor



First Floor

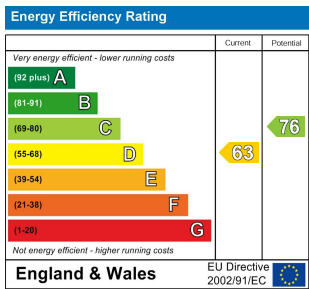


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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	PONTEFRAC & CASTLEFORD 01977 798 844	



23 Greenacres, Durkar, Wakefield, WF4 3BG
For Sale Freehold Offers Over £255,000

Situated in the highly desirable location of Durkar is this well presented three bedroom semi detached property benefitting from driveway parking, detached garage and attractive lawned gardens.

The property briefly comprises of the entrance hall, lounge, dining room, conservatory and kitchen. The first floor landing leads to three bedrooms and the house bathroom. Outside to the front is a lawned garden and driveway providing off road parking for one vehicle. To the rear is a detached garage and enclosed lawned garden.

Situated in a popular part of Durkar, the property is well placed for local amenities including shops and schools, with local bus routes nearby. There is excellent access to the motorway network, making it perfect for commuters.

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 front entrance door with frosted side panel, central heating radiator, stairs to the first floor landing and door through to the lounge.

LOUNGE

13'3" x 11'10" [4.04m x 3.62m]

UPVC double glazed bay window to the front elevation, central heating radiator, double doors through to the dining room and original open fireplace with wood surround.



DINING ROOM

9'8" x 9'6" [2.96m x 2.92m]

Central heating radiator, an opening through to the kitchen and bi-folding doors to the conservatory.

CONSERVATORY

9'8" x 9'6" [2.95m x 2.90m]

UPVC double glazed windows to the side and rear elevation with French doors to the side and central heating radiator.



KITCHEN

9'9" x 7'5" [2.98m x 2.28m]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer, integrated oven with gas hobs, integrated microwave, integrated fridge/freezer and built in understairs storage cupboard. UPVC double glazed window to the rear elevation and UPVC side door.

FIRST FLOOR LANDING

UPVC double glazed window to the side, doors to three bedrooms and bathroom.

BEDROOM ONE

11'9" x 10'5" [3.6m x 3.18m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes.



BEDROOM TWO

10'5" x 10'4" [3.18m x 3.15m]

UPVC double glazed window to the rear elevation, fitted wardrobe and central heating radiator.



BEDROOM THREE

8'5" x 6'7" [2.58m x 2.02m]

UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.

6'6" x 5'5" [1.99m x 1.66m]

Three piece suite comprising bath with wall mounted shower, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the rear elevation, chrome style ladder radiator and spotlights.



OUTSIDE

To the front of the property there is an attractive lawned garden and driveway providing off road parking for one vehicle. To the rear is a detached garage with up and over door with an enclosed lawned garden.



COUNCIL TAX BAND

The council tax band for this property is B.

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.