

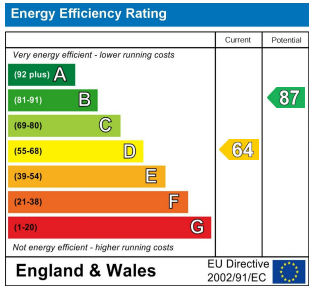


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



18 Colleen Road, Durkar, WF4 3PX

For Sale Freehold £210,000

Situated in the highly desirable area of Durkar is this superbly presented two bedroom semi detached bungalow, ideal for the first time buyer and benefitting from no chain involved, a loft room, driveway parking with double garage and low maintenance gardens.

The property briefly comprises of the modern fitted kitchen, inner hallway providing access to a spacious living room, two bedrooms (one currently used as a dining room), conservatory and three piece bathroom. A spiral staircase from the living room provides access to the versatile loft room. Outside to the front is a pebbled garden and driveway providing off road parking for up to three vehicles leading to the detached double garage. To the rear is an attractive garden with paved patio area, perfect for al fresco dining and an artificial lawn.

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.

Offered for sale with no chain, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

KITCHEN

UPVC side entrance door with UPVC double glazed windows to the side and front. Range of base units with laminate work surface over incorporating 1 1/2 sink and drainer unit, integrated oven with gas hob and cooker hood. Space for a fridge/freezer and space for a washing machine. Doors to the inner hallway and living room.

HALLWAY

Doors to two bedrooms and bathroom.

LIVING ROOM

15'5" x 9'5" [4.71m x 2.89m]

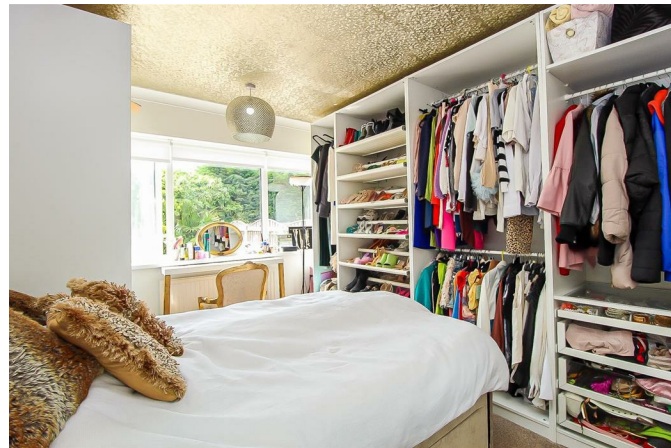
UPVC double glazed window to the front elevation, central heating radiator and spiral staircase leading to the loft room.



BEDROOM ONE

12'5" x 9'4" [3.80m x 2.87m]

UPVC double glazed window to rear and central heating radiator.



BEDROOM TWO/DINING ROOM

8'9" x 7'11" [2.69m x 2.43m]

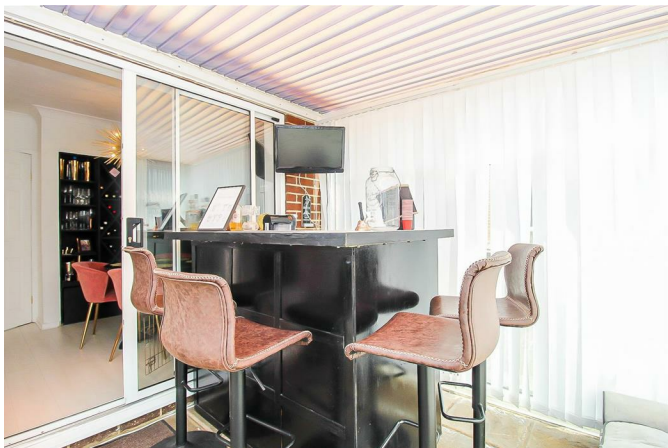
Grey wood effect flooring, built in storage cupboard and UPVC double glazed sliding doors to the conservatory.



CONSERVATORY

8'6" x 8'4" [2.61m x 2.56m]

UPVC double glazed windows to three sides and a set of French doors to the rear garden.



BATHROOM/W.C.

5'10" x 5'0" [1.80m x 1.53m]

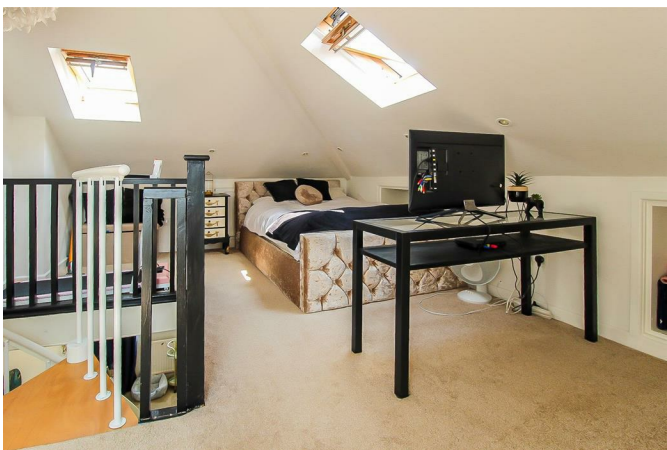
Three piece suite comprising wall mounted shower over the bath, vanity wash hand basin and low suite w.c. Ladder style radiator.



LOFT ROOM

15'1" x 11'5" [4.62m x 3.48m]

Velux style window to the rear, storage in the eaves and central heating radiator.



OUTSIDE

To the front is a pebbled garden and driveway providing off road parking for up to three vehicles leading to the detached double garage with manual up and over door. To the rear is a block paved patio area, perfect for outdoor dining and artificial lawn.



COUNCIL TAX BAND

The council tax band for this property is C.

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.