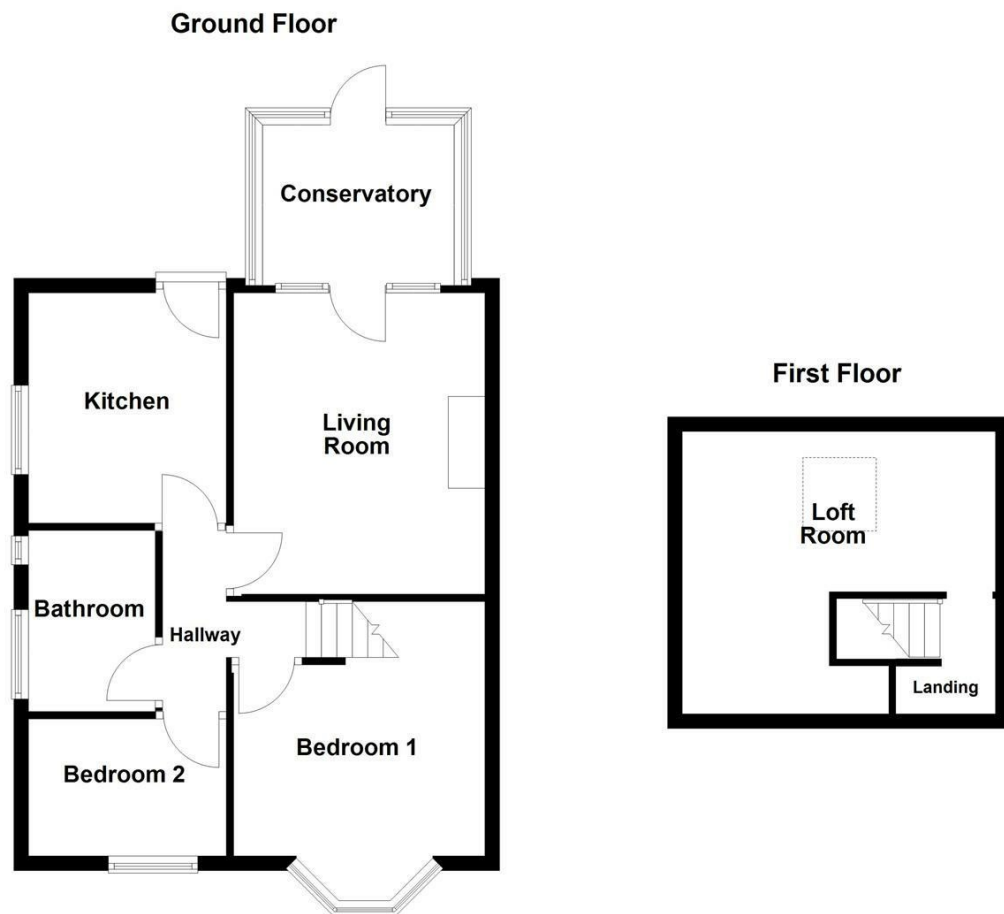


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



15 Ledgard Drive, Durkar, Wakefield, WF4 3BT

For Sale Freehold £240,000

Situated in the highly desirable area of Durkar is this superbly presented two bedroom semi detached bungalow having recently been renovated throughout by the current owner to include newly fitted kitchen, bathroom and flooring. The property benefits from driveway parking with garage and an expansive enclosed rear garden.

The property briefly comprises of the kitchen, hallway, living room, conservatory, two bedrooms and bathroom. Stairs lead up to the first floor landing which provides access to a versatile loft room. Outside to the front is a pebbled garden with planted features and a driveway for up to three vehicles leading to the single detached garage. To the rear is a generous sized garden, predominantly laid to lawn with pebbled areas and a paved patio area, perfect for al fresco dining, surrounded by timber fencing.

The property is well placed to local amenities including shops, schools, garden centre, supermarkets, restaurants, public houses, Asda supermarket, Newmillerdam county park and Pugneys water park. For the commuter there is excellent access of the M1 motorway and nearby local bus routes.

Offered for sale with no chain and vacant possession, 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
10'5" x 8'9" [3.18m x 2.67m]

Composite rear entrance door. Range of wall and base shaker style units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob with extractor hood. Space and plumbing for a washing machine, integrated slimline dishwasher, integrated fridge/freezer. Spotlights, coving to the ceiling, central heating radiator, UPVC double glazed window to the side and door to the hallway.

HALLWAY
Spotlights, stairs to the first floor landing and doors to the living room, two bedrooms and bathroom.

LIVING ROOM
13'6" x 11'2" [max] x 10'0" [min] [4.12m x 3.42m [max] x 3.07m [min]]
Coving to the ceiling, central heating radiator and door to the conservatory.



CONSERVATORY
7'2" x 8'8" [2.2m x 2.65m]
Surrounded by UPVC double glazed windows with a UPVC double glazed door to the rear garden and central heating radiator.



BEDROOM ONE
13'5" x 11'3" [max] x 4'9" [min] [4.11m x 3.44m [max] x 1.47m [min]]
UPVC double glazed bay window to the front and central heating radiator.



BEDROOM TWO
6'1" x 8'10" [max] x 8'7" [min] [1.86m x 2.7m [max] x 2.64m [min]]
UPVC double glazed window to the front, coving to the ceiling and central heating radiator.



BATHROOM/W.C.
5'8" x 8'1" [1.73m x 2.47m]
Low flush w.c., ceramic wash basin with mixer tap and panelled bath with shower head attachment and shower screen. UPVC double glazed frosted windows to the side, spotlights and extractor fan.



FIRST FLOOR LANDING
Exposed beams and an opening to the loft room.

LOFT ROOM
14'0" x 13'0" [max] x 2'5" [min] [4.28m x 3.97m [max] x 0.76m [min]]
Velux skylight, exposed beams, access to storage eaves and central heating radiator.



OUTSIDE
To the front is a pebbled garden with planted features and a paved driveway providing off road parking for several vehicles running down the side of the property leading to the single detached garage with up and over door. To the rear is an expansive lawned garden with pebbled areas and a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



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.