



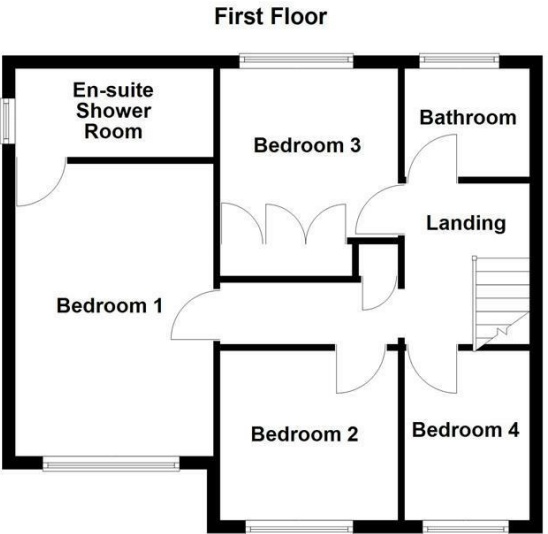
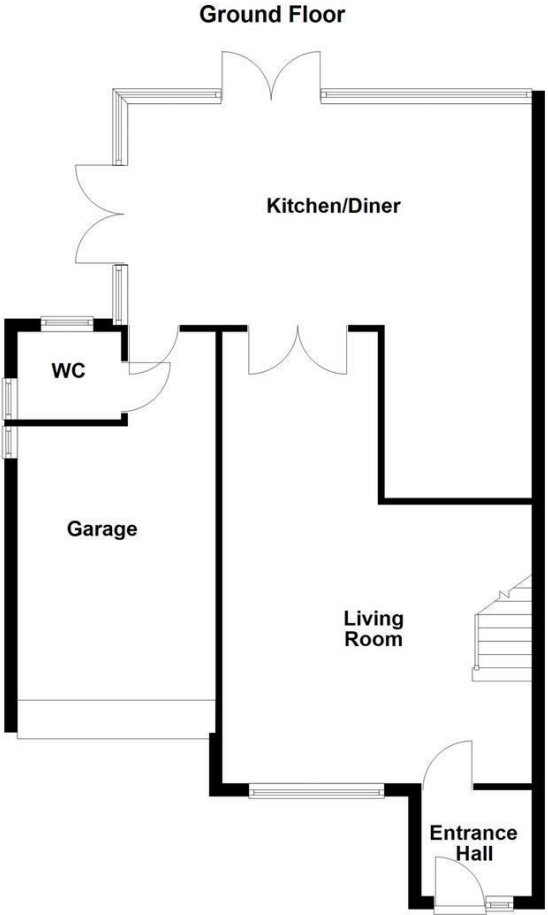
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

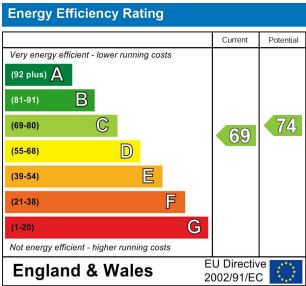


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



1 Durkar Fields, Durkar, Wakefield, WF4 3BY

For Sale Freehold £350,000

An excellent opportunity to acquire this extended four bedroom semi detached family home, occupying a generous corner plot and benefitting from ample driveway parking, garage and beautifully landscaped gardens to three sides, ideal for outdoor dining and entertaining.

The accommodation briefly comprises a welcoming entrance hall, spacious living room, contemporary open plan kitchen/diner, integral garage, and downstairs w.c. To the first floor, a central landing provides access to four well proportioned bedrooms, including a principal suite with en suite shower room, in addition to the family bathroom. Externally, the property boasts an attractive lawned garden to the front with a substantial driveway leading to the garage. A timber gate opens to the expansive lawned side garden, featuring a circular paved seating area and timber summerhouse. The rear offers a large paved patio beneath a timber pergola with a built-in pizza oven, creating the perfect setting for al fresco dining and entertaining. The side and rear gardens are fully enclosed by timber fencing, ensuring privacy.

Positioned in the popular area of Durkar, the property is well placed for a range of local amenities, including shops and schools, with convenient bus routes nearby. The excellent motorway links make this home ideal for commuters travelling further afield.

A full internal inspection is essential to truly appreciate the quality and space on offer and early viewing is strongly recommended.



ACCOMMODATION

ENTRANCE HALL

55' x 58" [1.66m x 1.73m]

Composite front entrance door with frosted side panel, laminate flooring, inset spotlights and door providing access into the living room.

LIVING ROOM

142" [min] x 230" [max] x 15'10" [4.34m [min] x 7.03m [max] x 4.83m]

Coving to the ceiling, stairs to the first floor landing, two central heating radiators, UPVC double glazed window overlooking the front aspect and a set of double timber French doors leading into the kitchen/diner.



KITCHEN/DINER

11'3" [min] x 20'11" [min] x 20'8" [3.45m [min] x 6.38m [min] x 6.32m]

Range of modern wall and base shaker style units with quartz work surface over incorporating breakfast bar, stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for a Range cooker with large cooker hood, space for an American style fridge/freezer and space for a dryer. Inset spotlights, pitch sloping ceiling, two contemporary radiators, laminate flooring, UPVC double glazed windows and French doors to the side and rear leading out to the garden. Door providing access into the integral garage.



INTEGRAL GARAGE

19'10" [max] x 15'10" [min] x 10'2" [6.05m [max] x 4.85m [min] x 3.12m]

Single garage with metal bi-folding door, UPVC double glazed frosted window to the side aspect, wall mounted combi condensing boiler, central heating radiator, power and light. Door providing access to the w.c.

W.C.

52" x 45" [1.59m x 1.36m]

UPVC double glazed frosted windows to the side and rear aspect, low flush w.c., wall hung wash basin and laminate flooring.

FIRST FLOOR LANDING

Loft access with bi-folding wooden staircase ladder, coving to the ceiling, inset spotlights, large storage cupboard with fixed shelving, doors to four bedrooms and bathroom.

BEDROOM ONE

10'1" x 14'11" [3.09m x 4.55m]

Loft access, coving to the ceiling, central heating radiator, UPVC double glazed window overlooking the front elevation and door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

47' x 9'10" [1.42m x 3.01m]

Modern three piece suite comprising walk in shower cubicle with rain shower head attachment, vanity wash basin with mixer tap and low flush w.c. LVT flooring, two extractor fans, inset spotlights and UPVC double glazed frosted window overlooking the side elevation.



BEDROOM TWO

92" x 9'0" [2.80m x 2.76m]

UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.



BEDROOM THREE

91" x 8'8" [2.77m x 2.66m]

Central heating radiator, UPVC double glazed window overlooking the rear elevation, built in double wardrobe and single wardrobe with storage cupboards.

BEDROOM FOUR

89" x 6'6" [2.69m x 1.99m]

UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.

BATHROOM/W.C.

56" x 6'4" [1.69m x 1.95m]

Three piece suite comprising panelled bath with rain shower head attachment, concealed

cistern low flush w.c. and wall hung wash basin. LVT flooring, inset spotlights and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front of the property is an attractive lawned garden and a large block paved driveway providing ample off road parking for several vehicles leading to the single integral garage. A timber gate provides access to the side garden with paved patio area, attractive larger than average lawned garden with circular paved seating area, timber summerhouse and to the rear is a large paved patio area under a timber wooden pergola with built in pizza oven, surrounded by timber fencing.



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.