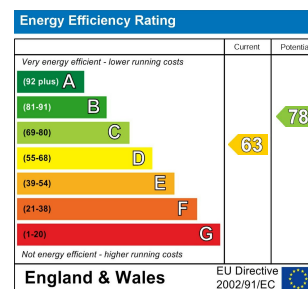
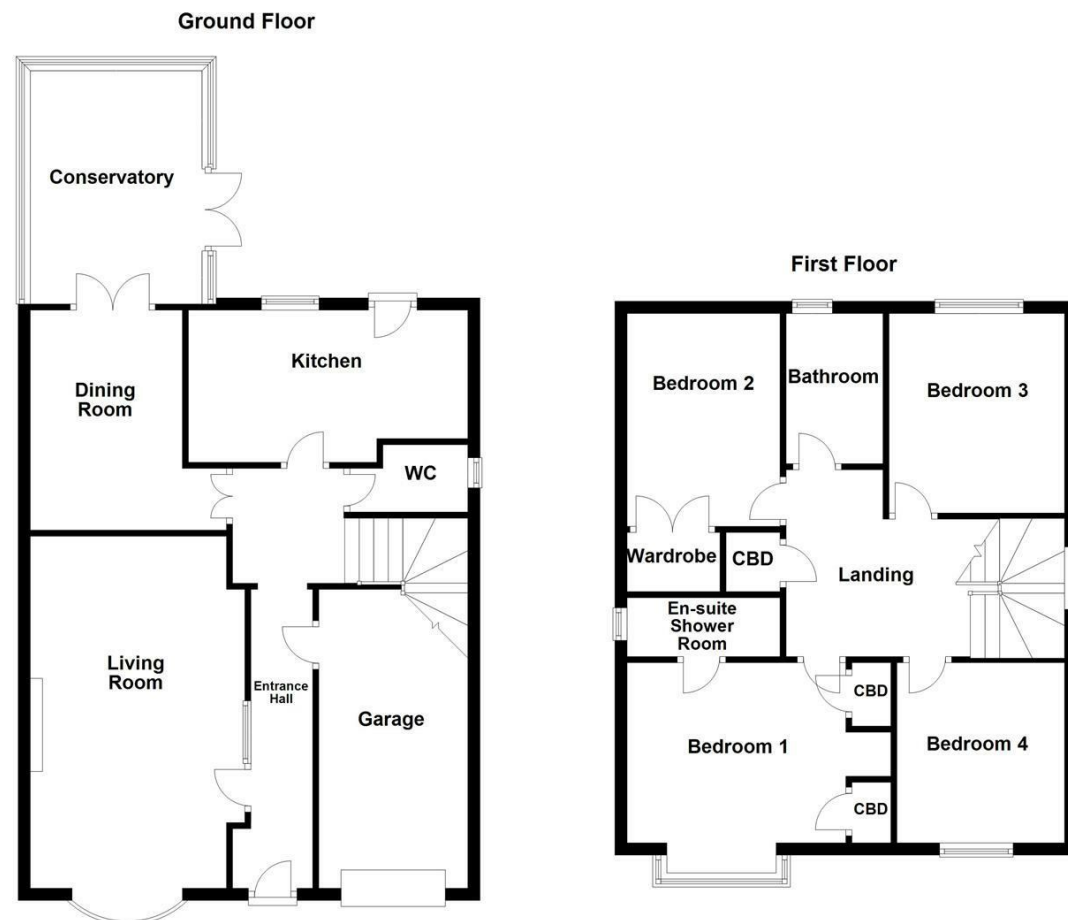




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not 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.



15 Squirrels Drey, Durkar, Wakefield, WF4 3QF
For Sale Freehold £340,000

Nestled in a cul-de-sac location in the sought after area of Durkar is this four bedroom detached home benefitting from well proportioned accommodation, spacious reception rooms, off road parking and enclosed rear garden.

The accommodation briefly comprises entrance hall, downstairs w.c., living room, integral garage, dining room, conservatory and kitchen. The first floor landing provides access to four bedrooms and the house bathroom/w.c. The main bedroom benefits from an en suite shower room/w.c. Outside, there is a lawned garden to the front with a driveway providing off street parking leading to the integral garage. The enclosed rear garden is mainly laid to lawn with a paved area, perfect for outdoor dining and entertaining.

The property is well placed for access to local amenities and enjoys good access to the M1 motorway, Asda Superstore, Pugneys Water Park and Newmillerdam Country Park which are all only a short drive away.

An ideal home for the growing family, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Coving to the ceiling, stairs to the first floor landing, two central heating radiators, single pane frosted window to the living room and doors to the living room, dining room, kitchen, downstairs w.c. and garage.

LIVING ROOM

19'0" x 11'8" [max] x 9'1" [5.81m x 3.56m [max] x 2.79m]

UPVC double glazed bow window to the front, two central heating radiators, coving to the ceiling, two fitted storage units, single pane frosted window to the entrance hall and electric fireplace with marble hearth, surround and laminate mantle.



GARAGE

8'0" x 17'3" [2.44m x 5.26m]

Power and light, manual up and over door, the boiler is housed in here and space and plumbing for a tumble dryer and fridge/freezer.

W.C.

6'5" x 3'8" [max] x 2'4" [min] [1.96m x 1.12m [max] x 0.73m [min]]

UPVC double glazed frosted window to the side, coving to the ceiling, low flush w.c., pedestal wash basin with tiled splash back, central heating radiator and partially tiled.

DINING ROOM

10'11" x 11'10" [max] x 4'0" [min] [3.34m x 3.62m [max] x 1.23m [min]]

Central heating radiator, set of UPVC double glazed French doors to the conservatory and coving to the ceiling.

CONSERVATORY

12'7" x 9'3" [3.84m x 2.83m]

Central heating radiator, surrounded by UPVC double glazed windows with a set of UPVC double glazed French doors to the rear garden.

KITCHEN

7'7" x 15'5" [max] x 10'4" [min] [2.33m x 4.7m [max] x 3.15m [min]]

Range of modern wall and base units with laminate work surface over, inset sink with mixer tap, space for a Range style cooker with partial pyrex splash back and extractor hood above. Space and plumbing for an under counter fridge/freezer, space for a dishwasher and space for a washing machine. UPVC double glazed window and door to the rear, spotlights to the ceiling, coving to the ceiling and anthracite column central heating radiator.



FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, coving to the ceiling, central heating radiator, loft access and doors providing access to four bedrooms, the house bathroom and storage cupboard.

BEDROOM ONE

12'0" x 14'4" [max] x 7'1" [min] [3.67m x 4.39m [max] x 2.17m [min]]

UPVC double glazed box window to the front, coving to the ceiling, central heating radiator, access to two storage cupboards and doors to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

3'0" x 9'4" [0.93m x 2.87m]

UPVC double glazed frosted window to the side, central heating radiator, coving to the ceiling, low flush w.c., pedestal wash basin with mixer tap, shaver socket point and shower cubicle with electric shower head attachment and glass shower screen.



BEDROOM TWO

9'6" x 11'6" [2.9m x 3.52m]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the rear and access to a wardrobe with double doors.



BEDROOM THREE

10'5" x 8'7" [3.18m x 2.62m]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and fitted wardrobes and fitted desk.

BEDROOM FOUR

9'8" x 9'1" [2.97m x 2.77m]

Central heating radiator, UPVC double glazed window to the front and coving to the ceiling.

BATHROOM/W.C.

8'5" x 5'3" [2.59m x 1.61m]

Coving to the ceiling, UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and electric shower head attachment.



OUTSIDE

To the front of the property the garden is laid to lawn with a pebbled area and block paved driveway providing off road parking for two vehicles leading to the single integral garage. To the rear the garden is laid to lawn incorporating pebbled and planted areas, space for a timber shed and 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 D.

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.