



4 Bed
House - Detached
located in Durkar

468 Denby Dale Road East
Durkar
Wakefield
WF4 3AE



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Asking price £315,000

Wynn & Co Sales and Lettings are delighted to offer for sale this spacious four bedroom detached family home which is situated on a private plot within a small cul-de-sac / courtyard setting of only four detached homes.

Conveniently located for commuting, with access to junction 39 of the M1 on the doorstep, along with Wakefield City Centre close by. Nearby amenities include well regarded schools, supermarkets and scenic walks around Pugneys Country Park, Sandal Castle and Newmillerdam.

The property enjoys lawned gardens to three sides with the rear garden being particularly private and a driveway to a side attached garage.

Internally the accommodation briefly comprises:- entrance hall with cloakroom off housing WC, spacious dual aspect living room across the front of the property with space for a dining area, kitchen, and separate dining room which would make an ideal family room/playroom with patio doors opening on to the rear garden. Stairs and landing lead off the entrance hall to four well proportioned bedrooms and a house bathroom with separate shower cubicle.

Entrance Hall

Glazed 'Carolina' style front entrance door with canopy over opens into a hallway with central heating radiator, ornate coving to the ceiling and the staircase leading off. Internal doors leads to all ground floor rooms.

Cloaks / WC

Housing a low level WC and a pedestal wash hand basin with tiling to walls, central heating radiator and glazed side window with frosted glass.

Living Room

19'7" x 11'8"

Spacious dual aspect reception room large enough to double up as living and dining with two central heating radiators, coving to the ceiling and living flame effect electric fire set to surround and hearth. Glazed windows overlook the front and side aspects.

Dining Room

12'8" x 8'11"

Second reception room currently used as a dining room however it would also make a great family room or play room with storage and sliding patio doors opening onto the rear garden. Central heating radiator and ornate coving to the ceiling.

Kitchen

10'4" x 9'3"

Fitted with a range of units to both the high and low levels, complimented with laminate roll edge worktops, splashback tiling and glass display units. Inset stainless steel sink unit with mixer tap, cooker point with stainless steel extractor hood over, plumbing for washer, plumbing for dishwasher and space for under counter fridge-freezer. Central heating radiator, coving to the ceiling, glazed rear window and external door to garden.

Stairs and Landing

Staircase leads off the entrance hall to a landing area with glazed side window, useful storage cupboard, coving to the ceiling, loft access and internal doors to all first floor rooms.

Bedroom One

12'7" x 10'11"

Spacious slightly L-shaped double bedroom with coving to the ceiling and central heating radiator under glazed window overlooking the front aspect.

Bedroom Two

10'5" x 10'0"

Second double bedroom with coving to the ceiling and central heating radiator located under glazed window overlooking the rear aspect.

Bedroom Three

10'0" x 8'9"

Third double bedroom again with coving to the ceiling and a central heating radiator located under a glazed window overlooking the rear aspect.

Bedroom Four

10'11" x 8'0"

Good sized fourth bedroom currently used as an office with coving to the ceiling and a central heating radiator located under glazed window to the front aspect.



House Bathroom

Spacious bathroom furnished with a white suite comprising a rectangular modern panelled bath, separate shower cubicle, low level WC and pedestal wash hand basin. Partly tiled to walls, coving to the ceiling, central heating radiator and glazed side window with frosted glass.

Exterior

Open plan lawned front garden with a stone wall and mature shrubbed / hedged side boundary providing privacy from Denby Dale Road, along with a further lawned area to the side. Driveway leads to an attached garage with up and over garage door, rear window and rear personal access door. A pathway then leads from the driveway around to the side entrance door. Gated access leads into a private, lawned, rear garden, which extends around the back of the garage. There is also a separate enclosed garden storage area ideal to store bins.



1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order



that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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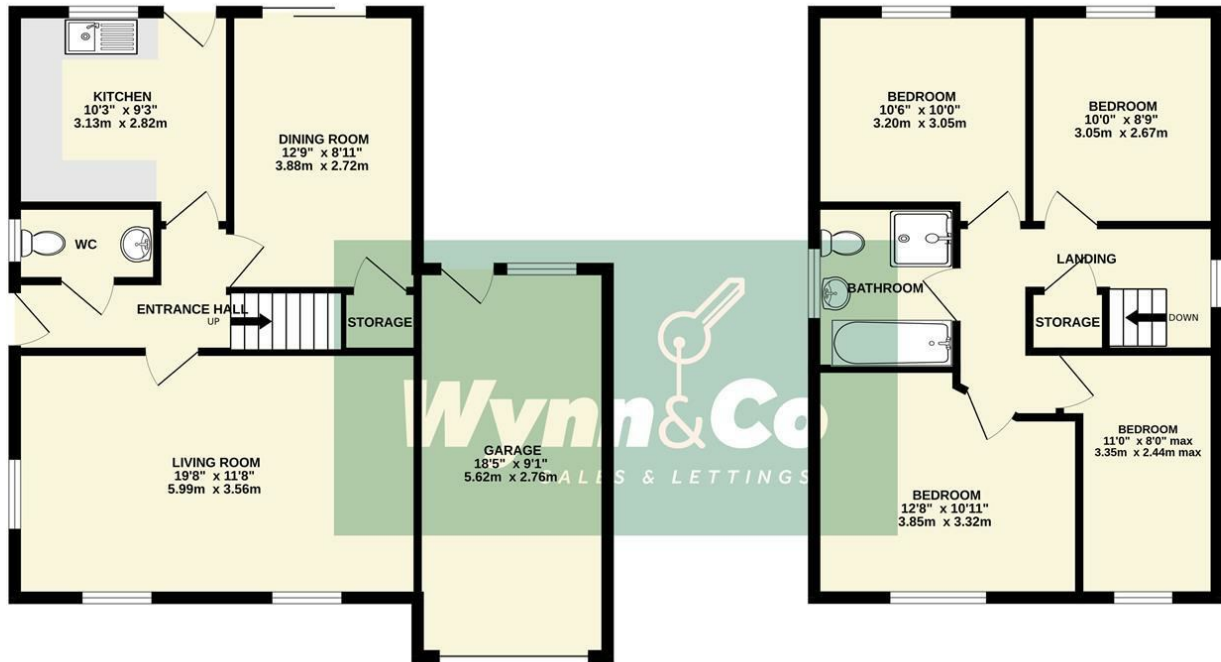


468 Denby Dale Road East, Durkar, Wakefield, WF4 3AE



GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.

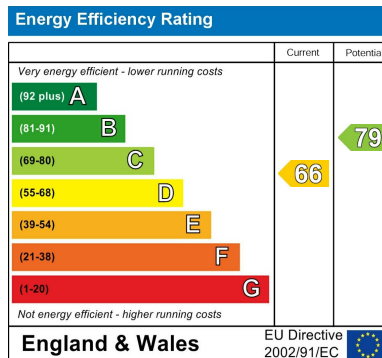
1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



FOUR BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

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