



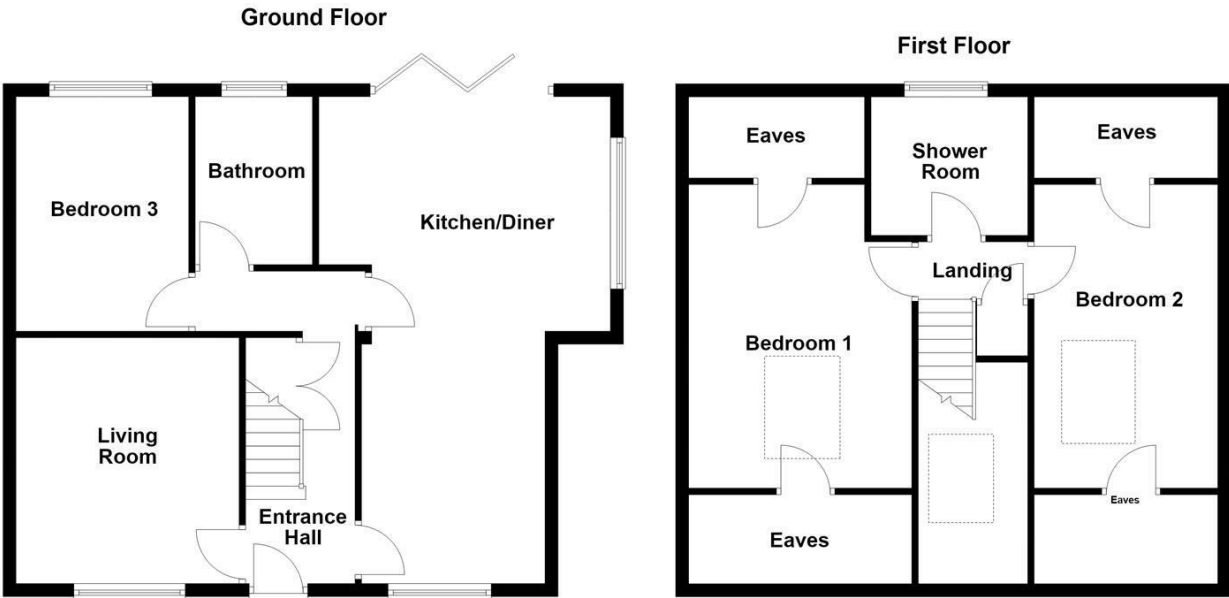
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71 Durkar Lane, Crigglestone, Wakefield, WF4 3HZ

For Sale Freehold £365,000

A superb opportunity to purchase this stunning three bedroom detached dormer bungalow, having undergone an extensive programme of renovation throughout, the property has been transformed to an exceptional standard, offering stylish, spacious and contemporary accommodation ideally suited to modern family living. Benefitting from an impressive open plan kitchen, dining and living space, three double bedrooms, beautifully appointed bathroom facilities and wrap-around gardens, this outstanding home is ready to move into and enjoy.

The property is entered via a spacious and welcoming entrance hall, featuring a striking vaulted ceiling with Velux window allowing an abundance of natural light to flood the space. A solid oak staircase rises to the first floor, while useful understairs shoe storage and a further generous storage cupboard provide excellent practicality. The ground floor accommodation includes a spacious separate living room, a beautifully appointed contemporary bathroom featuring porcelain tiling and electric underfloor heating, together with a generous double bedroom enjoying pleasant views over the landscaped rear garden. Undoubtedly one of the standout features of the property is the impressive open plan kitchen, dining and living space, thoughtfully designed to create the perfect setting for modern family life and entertaining. The stylish kitchen features a central island and a range of integrated appliances, while dual aspect windows provide excellent natural light. Bifold doors open directly onto the Indian stone paved patio, creating a seamless connection between the indoor and outdoor living spaces. To the first floor are two further generously proportioned double bedrooms, both benefitting from useful storage cupboards to the front and rear. A beautifully finished modern shower room serves the first floor, together with an additional spacious storage cupboard accessed from the landing. Externally, the property continues to impress with a block paved driveway to the front providing ample off road parking for up to three vehicles, together with an external power socket and attractive downlighting incorporated into the fascias. Indian stone paved steps lead down to the beautifully maintained lawned garden, which extends around the side of the property and continues through to the rear. The rear garden provides a wonderful outdoor setting, featuring a substantial Indian stone paved patio area, perfect for al fresco dining, entertaining and relaxation. The patio overlooks a recently seeded garden, with timber panel fencing providing an enclosed setting.

Conveniently positioned within the popular residential area of Crigglestone, the property is well placed for a range of local amenities and schools. Regular bus services provide connections into Wakefield city centre, while the M1 motorway network is only a short distance away, making this an excellent location for those commuting further afield.

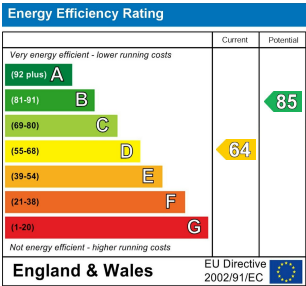
Having been comprehensively renovated and finished to an impressive standard throughout, this exceptional dormer bungalow offers an outstanding combination of contemporary design, generous accommodation and beautifully landscaped outdoor space. Only a full internal inspection will truly reveal the quality and attention to detail this superb home has to offer, and an early viewing is highly recommended.

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*

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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



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Laminate flooring, central heating radiator and solid oak staircase with matching handrail and balustrade providing access to the first floor landing. Large UPVC double glazed Velux style window providing plenty of natural light. Five solid oak doors provide access to the modern downstairs bathroom, bedroom three, living room and two separate entrances into the open plan kitchen diner. Low hanging chandelier style light, pull-out shoe storage beneath the staircase and a further large storage cupboard.

LIVING ROOM

12'0" x 11'2" [3.67m x 3.42m]
UPVC double glazed window overlooking the front aspect, central heating radiator and inset spotlights to the ceiling.



OPEN PLAN KITCHEN DINER

24'11" x 14'9" [7.61m x 4.51m]
Fitted with a range of Shaker style wall and base units with laminate work surfaces over and matching laminate upstands. Central island with breakfast bar seating for three, together with a large built-in wine rack. Integrated fridge and freezer, integrated AEG oven and grill, four ring AEG induction hob with black AEG extractor hood above and partial stainless steel splashback.

Integrated AEG full size dishwasher and combination condensing boiler housed within one of the kitchen cupboards. Space and plumbing for a washing machine beneath the counter, concealed behind a cupboard door. Three low hanging pendant lights positioned above the central island, laminate flooring, central heating radiator and inset spotlights to the ceiling. Two UPVC double glazed windows provide a dual aspect to the side and front, while double glazed anthracite bi-folding doors open directly onto the Indian stone paved patio within the rear garden.

BATHROOM/W.C.

8'5" x 5'11" [2.59m x 1.81m]
Fitted with a three piece suite comprising panelled bath with chrome waterfall mixer tap and separate shower attachment, low flush W.C. and large ceramic wash basin with chrome waterfall mixer tap and vanity drawers below. Part tiled walls, tiled flooring and partial tiled splashback around the bath. Chrome ladder style heated towel radiator, wall mounted extractor fan, large vanity mirror with built-in LED lighting and inset spotlights to the ceiling. Frosted UPVC double glazed window overlooking the rear aspect. Electric underfloor heating.



BEDROOM THREE

12'2" x 8'8" [3.73m x 2.66m]
UPVC double glazed window overlooking the rear aspect, central heating radiator and inset spotlights to the ceiling.



FIRST FLOOR LANDING

Doors provide access to two bedrooms, the shower room and a large storage cupboard.

BEDROOM ONE

15'6" x 11'3" [4.74m x 3.43m]
Pitched sloping ceiling with inset spotlights and large UPVC double glazed Velux style window overlooking the front elevation. Two small cupboard doors provide access to useful eaves storage to the front and rear.



BEDROOM TWO

15'8" x 9'1" [4.78m x 2.78m]
Pitched sloping ceiling with inset spotlights and large UPVC double glazed Velux style window overlooking the front elevation. Two central heating radiators. Two small cupboard doors provide access to useful eaves storage to the front and rear.



SHOWER ROOM/W.C.

7'10" x 5'4" [2.41m x 1.64m]
Fitted with a walk-in shower enclosure with fixed glazed screen, mixer shower with chrome rainfall shower head and separate handheld shower attachment. Wash basin with chrome mixer tap, tiled splashback, vanity mirror above and storage units below, together with a low flush W.C. Fully tiled flooring with underfloor heating, fully tiled

walls within the shower enclosure, chrome ladder style heated towel radiator, wall mounted extractor fan and inset spotlights to the ceiling. UPVC double glazed window overlooking the rear elevation.



OUTSIDE

To the front is a large block paved driveway providing ample off road parking for three vehicles. Outside power socket and downlighting built into the fascias to the front elevation. Steps lead down to an attractive lawned garden which continues around the left hand side of the property, with partial timber panel fencing. The recently seeded garden continues around to the rear, where there is a large Indian stone paved patio area ideal for outdoor dining and entertaining. Timber panel fencing encloses the rear garden to three sides. Outside sensor lighting and further downlighting built into the fascias. A timber gate provides access onto the shared tarmacadam driveway to the side of the property, where there is also a bin store.



PLEASE NOTE

Please note that some of the images portrayed have computer generated enhancements for display purposes.

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.