Richard Kendall Estate Agent

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35 Durkar Rise, Crigglestone, Wakefield, WF4 3QB

For Sale Freehold O.I.R.O £335,000

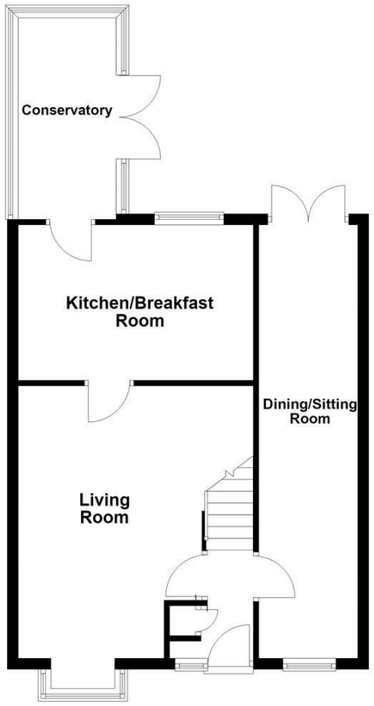
Nestled within a cul-de-sac in the sought after area of Crigglestone is this well presented and extended four bedroom detached family home, offering well proportioned accommodation throughout, four good sized bedrooms, generous reception space, off road parking and an enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful storage cupboard and doors leading to both the dining/sitting room and living room. The dining/sitting room enjoys a dual aspect and French doors opening onto the rear garden, while the living room leads through to the kitchen breakfast room. The kitchen is fitted with a range of Shaker style units and integrated appliances and provides access into the conservatory, which in turn opens onto the rear garden. To the first floor are four bedrooms and the house bathroom, with the landing also providing loft access and further useful storage. Externally, to the front is a lawned garden with mature planting and a tarmacadam driveway providing off road parking. To the rear is a further lawned garden with established shrubs and flowers, patio seating areas and access to a detached garage providing useful storage.

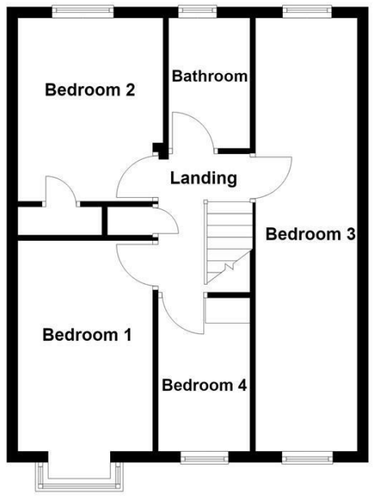
Crigglestone is a popular location for a range of buyers, particularly families, with local shops and schools within easy reach and a wider range of amenities available in Wakefield city centre.
Wakefield provides excellent transport links, including bus and rail connections to Leeds, Manchester and London, while the M1 motorway network is also readily accessible for those travelling further afield. Newmillerdam, Sandal Castle and Pugneys Country Park are also within easy reach for those who enjoy outdoor recreation.

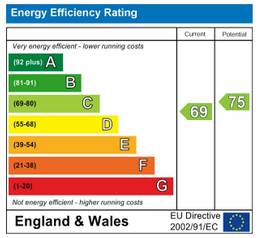
Only a full internal inspection will truly reveal everything this attractive family home has to offer. An early viewing is highly recommended to avoid disappointment.

Ground Floor



First Floor





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.



ACCOMMODATION

ENTRANCE HALL
Frosted and stained glass UPVC double glazed front entrance door leading into the entrance hall. Coving to the ceiling, central heating radiator, staircase providing access to the first floor landing and useful storage cupboard. Doors provide access to the living room and dining/sitting room.

DINING/SITTING ROOM
25'6" x 5'11" (7.78m x 1.82m)
Enjoying a dual aspect with a UPVC double glazed window overlooking the front elevation and UPVC double glazed French doors opening onto the rear garden. Two central heating radiators and coving to the ceiling.



LIVING ROOM
18'1" x 14'1" (5.53 x 4.30)
UPVC double glazed box bay window overlooking the front elevation, two central heating radiators, coving to the ceiling and dado rail. Feature decorative fireplace with marble hearth and surround and timber mantle. Door providing access through to the kitchen breakfast room

KITCHEN BREAKFAST ROOM
14'0" x 9'4" (4.28m x 2.85m)
UPVC double glazed window overlooking the rear elevation and frosted UPVC double glazed door providing access into the conservatory. Coving to the ceiling and column style central heating radiator. Fitted with a range of Shaker style wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Space and plumbing for a range style cooker with extractor hood above, together with a breakfast bar with laminate work surface. Integrated washing machine, integrated tumble dryer and integrated fridge freezer.



CONSERVATORY
12'0" x 5'6" (3.68m x 1.68m)
Surrounded by UPVC double glazed windows, some of which are frosted, with UPVC double glazed French doors opening onto the rear garden.



FIRST FLOOR LANDING
Loft access, coving to the ceiling and useful storage cupboard. Doors provide access to four bedrooms and the house bathroom.

BEDROOM ONE
12'7" x 8'2" (3.86m x 2.50m)
UPVC double glazed box bay window overlooking the front elevation, central heating radiator and coving to the ceiling.



BEDROOM TWO
10'7" x 8'8" (3.23 x 2.65)
UPVC double glazed window overlooking the rear elevation, central heating radiator and useful storage cupboard.



BEDROOM THREE
25'6" x 5'11" (7.78m x 1.82m)
Enjoying a dual aspect with UPVC double glazed windows overlooking the front and rear elevations. Two central heating radiators and coving to the ceiling.

BEDROOM FOUR
9'4" x 6'7" (2.86 x 2.03)
UPVC double glazed window overlooking the front elevation, central heating radiator and slight bulkhead.

HOUSE BATHROOM
7'8" x 5'0" (2.35m x 1.53m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising concealed cistern low flush W.C., wash hand basin set within vanity storage with mixer tap, and panelled bath with mixer tap, electric shower attachment and glazed shower screen. Fully tiled walls and chrome ladder style heated towel radiator.



OUTSIDE
To the front is a lawned garden with low maintenance pebbled borders and established planting, including mature trees, shrubs and flowers. A tarmacadam driveway provides off road parking for one vehicle, with timber fencing to the boundaries. To the rear is a lawned garden with established shrub and flower borders. A combination of concrete and paved patio areas provides useful outdoor seating and entertaining space. There is also access to a single detached garage with up and over door, providing useful storage. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

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 WAKEFIELD
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.