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#### IMPORTANT NOTE TO PURCHASERS

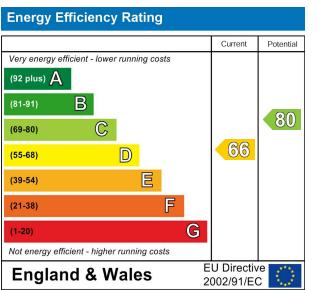
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

## 12 Kenton Drive, Durkar, WF4 3PN

For Sale Freehold Guide Price £400,000

Proudly introducing to the market this superbly presented five bedroom detached family home situated in the highly desirable location of Durkar benefitting from modern kitchen/diner, two reception rooms, driveway parking with garage and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall providing access to the spacious lounge, sitting room, modern fitted kitchen/diner with separate utility room and downstairs shower room. The first floor landing leads to five good sized bedrooms (main with en suite shower room) and four piece suite house bathroom. Outside to the front is a driveway providing off road parking for three vehicles with EV charging point and garage. To the rear is an attractive enclosed garden, predominantly laid to lawn with flagged patio area.

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.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

Composite entrance door with frosted side windows, two central heating radiators, stairs to the first floor landing, understairs storage cupboard and doors to the lounge and kitchen/diner.

### LOUNGE

16'0" x 10'5" [4.89m x 3.18m]

Two central heating radiators, UPVC double glazed bay window to the front elevation with fitted shutters and double timber doors to the sitting room.



### SITTING ROOM

15'10" x 8'5" [4.84m x 2.58m]

Central heating radiator, UPVC double glazed bi-folding doors to the rear and an opening to the kitchen/diner.

### KITCHEN/DINER

17'11" x 10'2" [5.48m x 3.10m]

Range of wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, integrated double oven, five ring gas hob with pull out extractor fan, integrated dishwasher, integrated fridge/freezer. Laminate flooring, spotlights, central heating radiator, UPVC double glazed window to the utility room and further window to the side elevation.

### UTILITY ROOM

12'10" x 6'8" [3.92m x 2.04m]

Range of wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and dryer. Laminate flooring, central heating radiator, matching cupboard housing the boiler, spotlights, door to the shower room and UPVC double glazed window and barn door to the rear elevation.



### SHOWER ROOM/W.C.

4'6" x 6'9" [1.38m x 2.07m]

Pedestal wash basin, low flush w.c. and corner shower unit with electric shower. UPVC double glazed frosted window to the rear elevation.

### FIRST FLOOR LANDING

Loft access, central heating radiator, doors to five bedrooms and house bathroom.

### BEDROOM ONE

15'2" x 7'10" [4.63m x 2.40m]

Central heating radiator, spotlights, UPVC double glazed window to the front elevation and door to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

4'8" x 4'0" [1.44m x 1.24m]

Three piece suite comprising low flush w.c., corner shower unit with shower head attachment, wash hand basin with mixer tap and storage cupboard. UPVC double glazed frosted window to the side elevation, chrome ladder style radiator, spotlights and extractor fan.

### BEDROOM TWO

10'7" x 12'7" [3.25m x 3.84m]

Range of fitted wardrobes, central heating radiator and UPVC double glazed window to the front elevation.



### BEDROOM THREE

11'10" x 10'10" [3.62m x 3.32m]

Central heating radiator and UPVC double glazed window to the rear elevation.

### BEDROOM FOUR

7'10" x 6'11" [2.40m x 2.13m]

Central heating radiator, spotlights and UPVC double glazed French doors leading to a juliet balcony.

### BEDROOM FIVE/OFFICE

9'10" x 6'4" [3.01m x 1.94m]

Laminate flooring, UPVC double glazed window to the front elevation, central heating radiator and over stairs storage cupboard. This room is currently used as an office.

### BATHROOM/W.C.

7'11" x 6'9" [2.42m x 2.07m]

Four piece suite comprising panelled bath, low flush w.c., shower with shower head attachment, wash hand basin with mixer tap and storage cupboard. Marble effect tiled walls and floor. Central heating radiator and UPVC double glazed frosted window to the rear elevation with fitted shutters.



### OUTSIDE

To the front is a block paved driveway providing ample off road parking leading to the garage (5.38m x 2.64m) with up and over door. To the rear is a lawned garden with flagged patio area, surrounded 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.