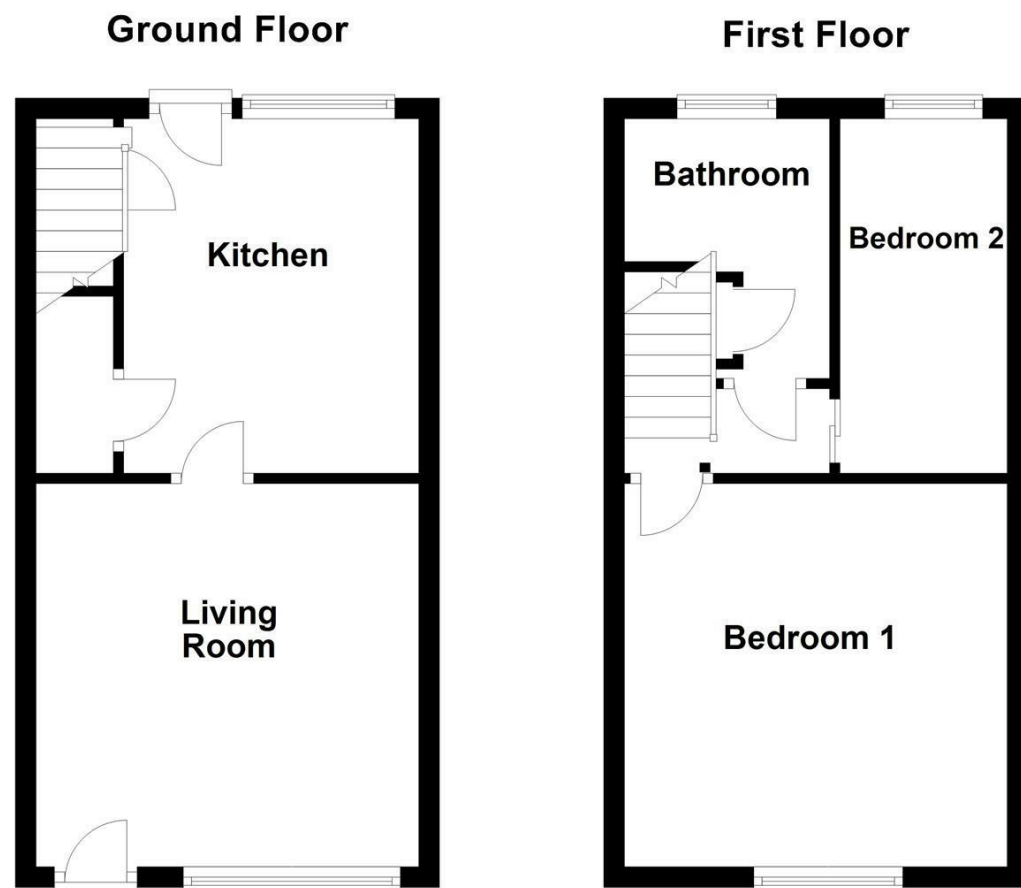




WAKEFIELD  
01924 291 294

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01977 798 844



### 3 Durkar Low Lane, Durkar, WF4 3BN

### For Sale Freehold £155,000

Situated in the popular village of Durkar, this well presented two bedroom mid terrace home offers modern living accommodation, excellent transport links, and easy access to local amenities.

The property briefly comprises a welcoming lounge, a modern fitted kitchen, two well proportioned bedrooms, and a contemporary house bathroom. Externally, the home benefits from an enclosed rear garden, ideal for outdoor relaxation and off street parking to the front with room for two cars.

The property is well placed to local amenities including shops, schools, garden centre, supermarkets, restaurants, public houses, Asda supermarket, Newmillerdam county park and Pugneys water park. For the commuter there is excellent access to the M1 motorway and nearby local bus routes.

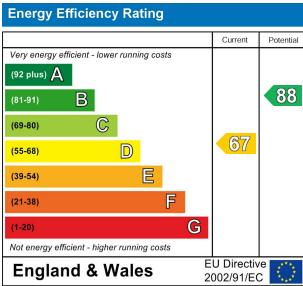
Beautifully maintained and ready to move into, this property presents an excellent opportunity for first time buyers, professionals, or investors alike.

**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

### LOUNGE

12'2" x 12'2" [maximum] [3.73m x 3.73m [maximum]]  
Front facing composite glazed entrance door opens into the light and welcoming lounge. There is a front facing UPVC double glazed window, wood effect flooring, coving to the ceiling and a central heating radiator. Leads through to the kitchen.



### KITCHEN

9'4" x 11'3" [2.87m x 3.43m]  
Fitted with a range of wall and base units in wood finish with laminate work surfaces over, incorporating

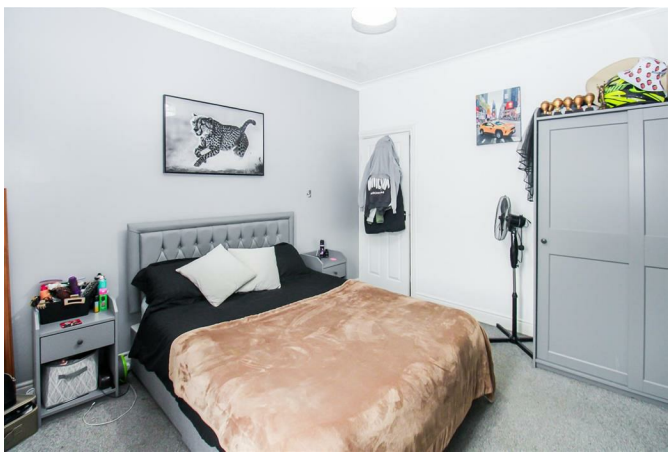
a stainless steel sink and drainer. In built electric oven with four ring gas hob, stainless steel splashback and extractor hood over. Space and plumbing for an under counter washing machine and space for a freestanding large style fridge/freezer. Features tiled splashbacks, vinyl wood-effect flooring and a rear facing composite double glazed door leading out to the garden. A single central heating radiator and useful under-stairs storage cupboard.

### FIRST FLOOR LANDING

With small loft hatch for access and doors off to two bedrooms and the house bathroom.

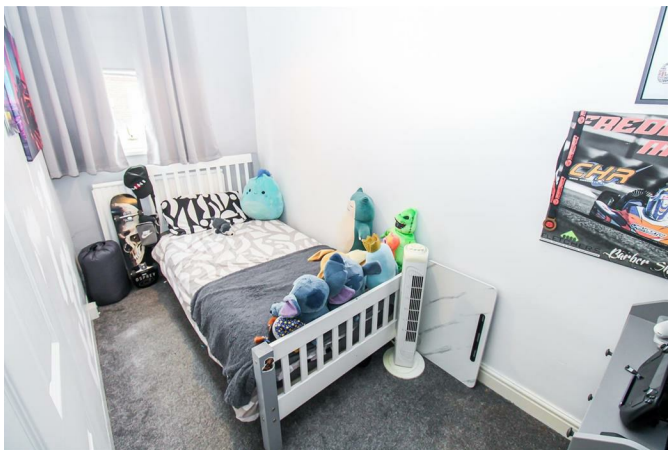
### BEDROOM ONE

12'2" x 12'2" [maximum] [3.72m x 3.73m [maximum]]  
A front facing UPVC double-glazed window, single central heating radiator, carpeted flooring and coving to the ceiling.



### BEDROOM TWO

10'10" x 5'2" [3.31m x 1.59m]  
A rear facing UPVC double-glazed window, central heating radiator and coving to the ceiling.



### BATHROOM/W.C.

7'10" x 3'9" plus recessed area [2.41m x 1.16m plus recessed area]  
A low flush w.c., panelled bath with mains shower over and vanity wash basin with chrome mixer tap. A rear facing UPVC frosted glazed window, single central heating radiator, wood effect flooring and full

tiling to the walls. Spotlights to the ceiling and a useful built-in storage cupboard over the bulkhead.



### OUTSIDE

There is off road parking for two vehicles to the front. To the rear, there is an enclosed, low maintenance gravelled garden, ideal for outdoor seating with a brick built outbuilding provides useful storage space.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.