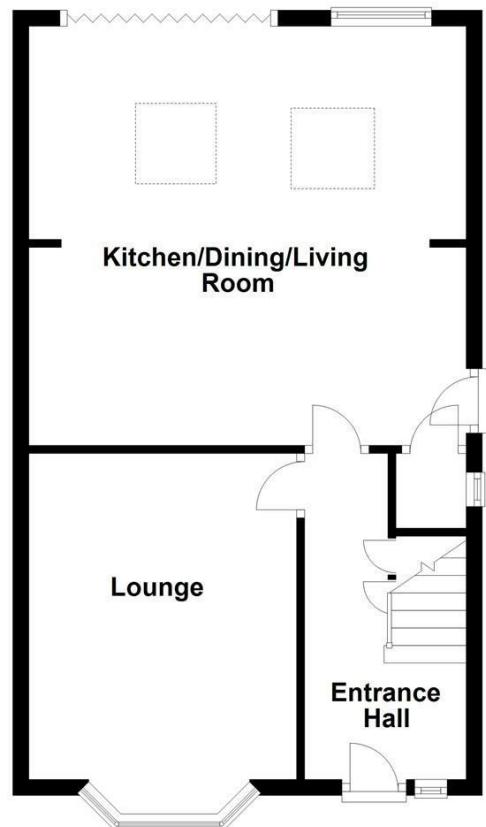
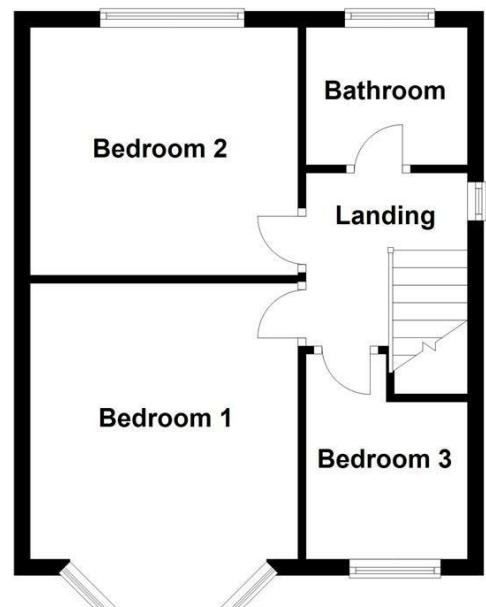


**Ground Floor**  
Approx. 51.2 sq. metres



**First Floor**  
Approx. 35.7 sq. metres



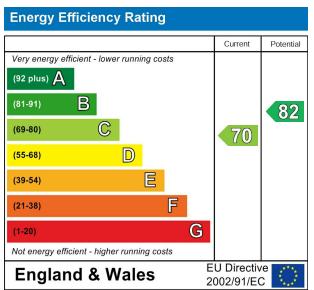
**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



#### 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.



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## 2 Eastwood Close, Durkar, Wakefield, WF4 3BS

**For Sale Freehold Offers In The Region Of £325,000**

An excellent opportunity for a range of buyers, including professional couples, families and those looking to downsize, to acquire this superbly appointed three bedroom semi detached home, benefitting from a single storey extension across the rear.

The property enjoys UPVC double glazing and gas central heating throughout and briefly comprises: an entrance hall, a welcoming lounge, and a stunning open plan kitchen, dining and living space, ideal for modern family living and entertaining. To the first floor are three bedrooms, two of which are generous doubles, together with a contemporary house bathroom. Externally, the property boasts attractive lawned gardens to the front alongside a tarmacadam driveway providing off street parking. To the rear is a pleasant and well maintained garden, incorporating an Indian stone flagged patio area, perfect for outdoor dining and relaxation.

Situated in a popular and well-established location, the property is conveniently placed for local amenities including shops, schools, supermarkets and public transport links, with further benefits of easy access to the motorway network for those wishing to commute.

A truly impressive home that must be viewed internally to be fully appreciated. An early viewing is highly recommended to avoid disappointment.



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## ACCOMMODATION

FULL DETAILS COMING SOON.

### ENTRANCE HALL

Entered via the front door into a welcoming entrance hall featuring a tiled floor, a contemporary radiator, and a frosted side window. A glazed balustrade staircase rises to the first floor landing, with useful storage also accessed from this area. Doors lead through to the open-plan kitchen/breakfast/living room and the lounge.

### LOUNGE

10'10" x 15'5" [3.31m x 4.72m]

UPVC double glazed bay window to the front.



### KITCHEN/DINING/LIVING ROOM

17'11" x 17'10" [5.48m x 5.45m]

A spacious and modern open plan room fitted with a range of contemporary two tone wall and base units with complementary work surfaces, incorporating a 1 1/2 bowl sink and drainer. Integrated appliances include an oven, grill, gas hob with extractor over, and space for a washing machine. Additional features include fully tiled flooring, splashback tiling, spotlights throughout, and a contemporary radiator. The room also benefits from UPVC double glazed bi fold doors and an additional UPVC double glazed window to the rear, two double glazed skylight windows, space for an American style fridge freezer, and additional storage suitable for a dryer.

### FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side, loft access and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

10'11" x 14'1" [3.35m x 4.31m]

UPVC double glazed bay window to the front, central heating radiator.



### BEDROOM TWO

10'2" x 10'10" [3.10m x 3.31m]

UPVC double glazed window to the rear, central heating radiator.



### BEDROOM THREE

8'6" x 6'9" [2.61m x 2.06m]

UPVC double glazed window to the front, central heating radiator.

### BATHROOM/W.C.

5'7" x 6'7" [1.71m x 2.03m]

Frosted UPVC double glazed window to the rear, chrome heated towel rail, full tiled walls and floor. Comprising a low flush WC, wash hand basin set within a vanity unit with drawers, and a panelled bath with shower over and separate attachment.



### OUTSIDE

To the front of the property is a lawned garden area along with a tarmacadam driveway providing off street parking. To the rear is a lawned garden incorporating a stone flagged patio area.



### COUNCIL TAX BAND

The council tax band for this property is TBC.

### 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.