

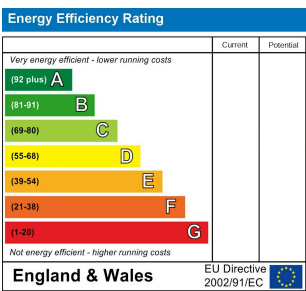


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



9 Fox Lane, Durkar, Wakefield, WF4 3AY

For Sale Freehold £175,000

This particularly attractive two bedroom end terraced property is situated within the sought after village of Durkar, conveniently placed for a range of local amenities and within easy reach of the M1 motorway network. Maintained to an excellent standard throughout, the property offers well presented and ready to move into accommodation, decorated in a neutral and contemporary style.

The accommodation briefly comprises a light and airy living room, fitted kitchen, two well proportioned bedrooms and a modern house bathroom. Outside, there is low maintenance paving to the front and a lawned rear garden. There is also a detached single garage providing off road parking.

Ideally suited to first time buyers, young professionals or those looking to downsize, this appealing home offers an excellent opportunity in a popular and convenient location.



ACCOMMODATION

LIVING ROOM

13'3" x 13'9" [4.04m x 4.20m]

UPVC composite glazed entrance door leading directly into the living room. UPVC double glazed windows overlooking the front and side elevations, carpeted flooring, central heating radiator and coving to the ceiling. Feature marble fireplace with inset gas fire, exposed oak beams and feature wall lighting. Useful understairs storage cupboard and door providing access through to the kitchen.



KITCHEN

10'4" x 9'7" [3.17m x 2.94m]

Fitted with a range of wall and base units with complementary work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integrated electric oven, four ring gas hob with stainless steel extractor hood above, tiled splashbacks, space and plumbing for an automatic washing machine and space for an undercounter fridge. Tiled flooring, central heating radiator, rear facing UPVC double glazed window and cupboard housing the combination boiler. A breakfast bar provides additional seating, while exposed beams and spotlights complete the room. Staircase providing access to the first floor.

FIRST FLOOR LANDING

Doors providing access to both bedrooms and the house bathroom, together with loft access.

BEDROOM ONE

10'2" x 9'6" [3.11m x 2.90m]

Rear facing UPVC double glazed window, central heating radiator, carpeted flooring, exposed feature beams and spotlights to the ceiling. Useful built-in storage cupboard positioned over the bulkhead.



BEDROOM TWO

13'9" x 8'1" [4.21m x 2.48m]

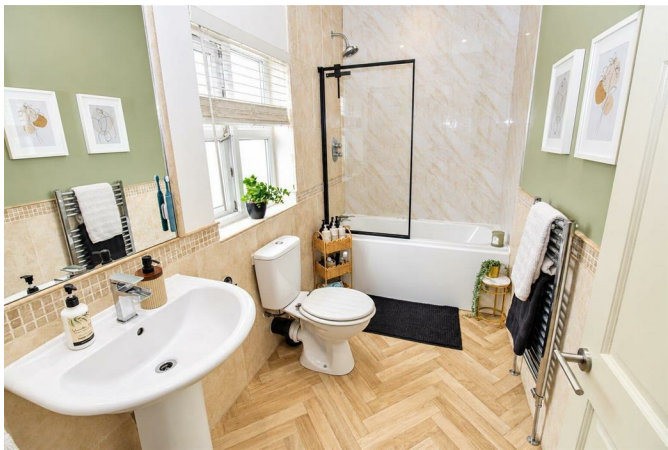
Front facing UPVC double glazed window, central heating radiator, carpeted flooring, built-in shelving, exposed feature beams and spotlights to the ceiling.



BATHROOM

10'2" x 5'0" [3.10m x 1.54m]

Fitted with a three piece suite comprising pedestal wash basin, low flush W.C. and panelled bath with mains fed shower over and glazed shower screen. Wood effect flooring, part tiled walls, spotlights to the ceiling and frosted UPVC double glazed window overlooking the side elevation.



OUTSIDE

To the front of the property is a low maintenance paved garden, with off road parking provided to the side. To the rear is an attractive, low maintenance enclosed garden incorporating a lawned area, paved patio and gravelled seating area, providing an ideal space for outdoor dining and entertaining. Gated access is also provided, together with access to a useful brick built garage to the rear.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.