



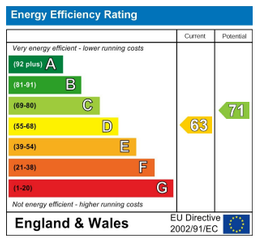


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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

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# 4 Durkar Fields, Durkar, Wakefield, WF4 3BY

## For Sale Freehold £240,000

Situated in this popular part of Durkar is this well maintained and spacious three bedroom semi-detached home, benefitting from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an entrance porch, living room, inner hallway, downstairs WC, kitchen, separate dining room and sunroom. Stairs lead to the first floor, where there are three well proportioned bedrooms, a bathroom and a separate WC. Externally, the property enjoys a lawned garden to the front, together with a resin driveway providing off road parking and leading to the garage, which features an up-and-over door. To the rear is an attractive and well maintained, low maintenance garden with planted borders containing a variety of mature plants and shrubs.

The property is conveniently placed for a range of local amenities, including shops, schools and nearby bus routes. It also offers good access to the motorway network, making it suitable for commuters.

Offered for sale with no onward chain and vacant possession, this would make an ideal home for a first time buyer, couple or family looking to move onto the property ladder.



## ACCOMMODATION

### ENTRANCE PORCH
UPVC entrance door leading into the entrance porch, with UPVC double glazed side panels and a further UPVC double glazed window to the side. Door leading into the living room.

### LIVING ROOM
9'10" x 14'6" (3.0m x 4.43m)
With UPVC double glazed windows to the front and side, coving to the ceiling, central heating radiator and an electric fire with a marble surround and hearth. Door leading into the inner hallway.



### INNER HALLWAY
With a wall-mounted electric panel heater, staircase leading to the first floor landing and doors providing access to the kitchen and downstairs WC.

### DOWNSTAIRS W.C.
Fitted with a low flush WC and wash basin. Tiled splashbacks and tiled flooring.

### KITCHEN
8'9" x 7'10" (2.69m x 2.40m)
Fitted with a range of wall and base units with work surfaces over, incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap. Space for a cooker, fridge freezer, slimline dishwasher and further appliances. Fully tiled walls and flooring, UPVC double glazed window to the rear and useful storage beneath the base units. Door leading into the separate dining room.

### DINING ROOM
9'11" x 10'2" (3.03m x 3.10m)
With a UPVC double glazed window to the side, coving to the ceiling, central heating radiator and French doors leading into the sunroom.



### SUN ROOM
8'2" x 11'3" (2.50m x 3.45m)
Of UPVC double glazed construction, with French doors leading out to the rear garden and UPVC double glazed windows to either side. Fully tiled flooring.



### FIRST FLOOR LANDING
Providing access to three bedrooms, the bathroom, separate WC and a useful storage cupboard. Loft access is also available.

### BEDROOM ONE
13'6" x 10'0" (4.12m x 3.05m)
With fitted wardrobes to two sides, a central heating radiator, coving to the ceiling and a UPVC double glazed window overlooking the rear garden.



### BEDROOM TWO
10'0" x 11'6" (3.05m x 3.53m)
With a central heating radiator, coving to the ceiling and a UPVC double glazed window to the front.



### BEDROOM THREE
8'10" x 8'0" (2.71m x 2.45m)
With a central heating radiator, coving to the ceiling and a UPVC double glazed window overlooking the rear garden.

### BATHROOM
4'9" x 7'0" (1.45m x 2.15m)
Fitted with a wash basin, panelled bath with shower over, fully tiled walls and flooring, central heating radiator and a UPVC double glazed frosted window to the front.



### SEPARATE W.C.
Fitted with a low flush WC, fully tiled walls and a UPVC double glazed frosted window to the front.

### OUTSIDE
To the front is a low maintenance artificial lawned garden with planted borders containing a variety of plants and shrubs. A resin driveway provides off road parking and leads to the garage, which has an up and over door. To the rear is an enclosed, low maintenance artificial lawned garden with planted borders containing a variety of plants and shrubs. There is also a timber framed garden shed.



### COUNCIL TAX BAND
The council tax band for this property is B.

### 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.