



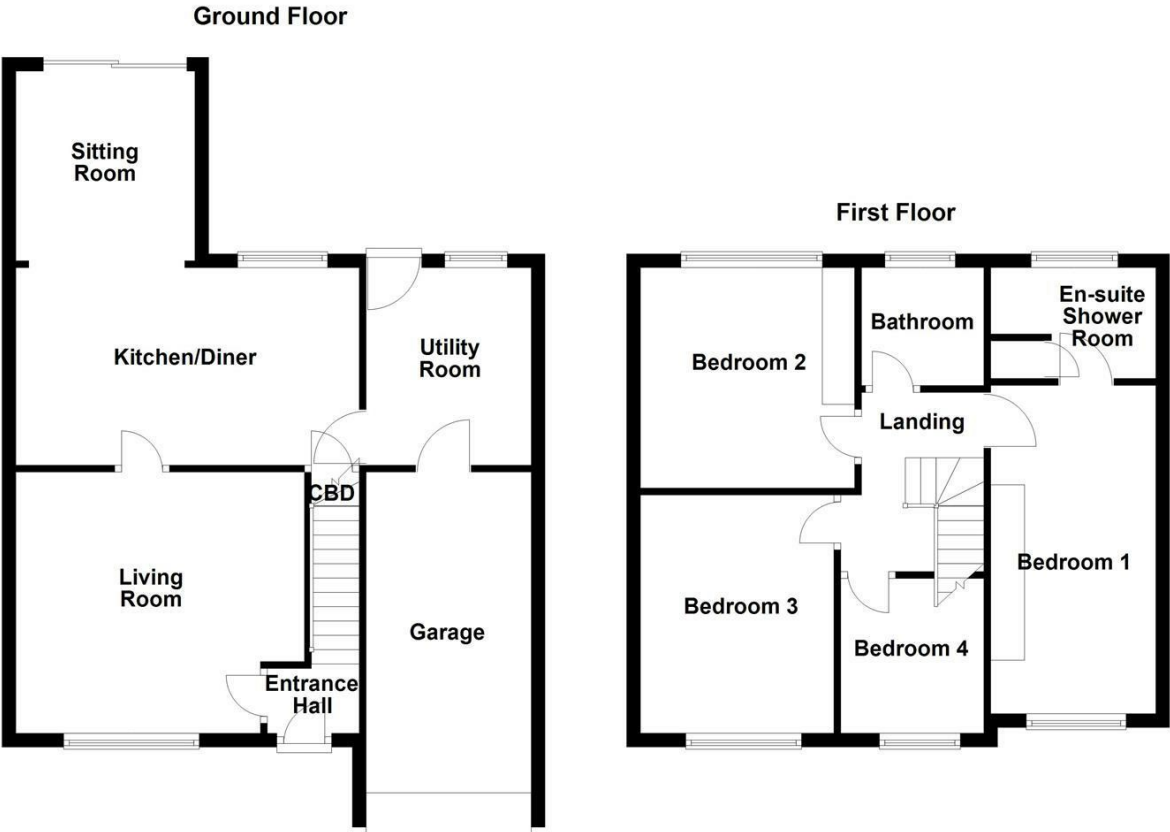
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



7 Willow Garth, Durkar, Wakefield, WF4 3BX

For Sale Freehold £325,000

A fantastic opportunity to purchase this well appointed, extended and spacious four bedroom semi detached house benefiting from driveway with garage and attractive rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner, sitting room, utility room and integral garage. The first floor landing leads to four bedrooms (main with en suite shower room) and house bathroom. Outside to the front is a lawned garden and driveway leading to the single detached garage. To the rear is an enclosed lawned garden with paved patio area, perfect for al fresco dining.

Within walking distance of the amenities such as shops, eateries, garden centre and schools nearby. Local bus routes travel regularly into Wakefield and for those looking to commute further afield then Junction 39 of the M1 motorway is a short drive away.

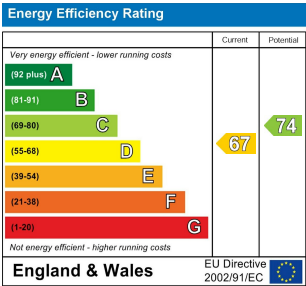
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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

ENTRANCE HALL

Composite front entrance door, laminate flooring, stairs to the first floor landing, coving to the ceiling, central heating radiator and door leading into the living room.

LIVING ROOM

11'11" [min] x 14'0" [max] x 13'3" [3.65m [min] x 4.27m [max] x 4.06m]
Coving to the ceiling, UPVC double glazed window overlooking the front aspect, door to the kitchen/diner, central heating radiator and feature electric fire with marble hearth and surround.



KITCHEN/DINER

9'8" x 16'11" [2.96m x 5.18m]
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for a dishwasher, space for a fridge/freezer and integrated oven and grill with four ring gas hob and cooker hood. UPVC double glazed window overlooking the rear aspect, coving to the ceiling, central heating radiator, door to the utility room, understairs storage cupboard and feature archway providing access into the sitting room.

SITTING ROOM

9'0" x 8'7" [2.76m x 2.62m]
Coving to the ceiling, central heating radiator and a set of UPVC double glazed French doors to the rear garden.



UTILITY ROOM

7'11" x 9'6" [2.42m x 2.91m]
Range of base units with laminate work surface over, stainless steel sink and drainer, space and plumbing for a washing machine, space for a dryer, built in wine rack and space for a fridge/freezer. Coving to the ceiling, extractor fan, UPVC double glazed window and door to the rear aspect. Door to the integral garage.

INTEGRAL GARAGE

16'3" x 8'1" [4.96m x 2.47m]
Manual up and over door, power and light.

FIRST FLOOR LANDING

Coving to the ceiling, loft access, central heating radiator, doors to four bedrooms and house bathroom.

BATHROOM/W.C.

6'3" x 6'3" [1.91m x 1.91m]
Three piece suite comprising panelled bath with electric shower, low flush w.c. and pedestal wash basin. Chrome ladder style radiator, UPVC double glazed frosted window overlooking the rear elevation, coving to the ceiling, spotlights and extractor fan.



BEDROOM ONE

7'11" x 16'0" [2.43m x 4.88m]
Coving to the ceiling, central heating radiator, UPVC double glazed window overlooking the front elevation, fitted wardrobe, bedside cabinets and storage cupboards. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'4" x 7'11" [max] x 5'2" [min] [1.63m x 2.42m [max] x 1.58m [min]]
Three piece suite comprising enclosed shower cubicle with electric shower, low flush w.c. and vanity wash basin with mixer tap. Chrome ladder style radiator, spotlights, extractor fan and UPVC double glazed frosted window overlooking the rear elevation.

BEDROOM TWO

10'5" x 11'2" [3.18m x 3.41m]
UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling and fitted wardrobes.



BEDROOM THREE

9'9" x 12'2" [2.99m x 3.72m]
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.

BEDROOM FOUR

7'9" x 7'0" [2.37m x 2.15m]
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.

OUTSIDE

To the front is an attractive lawned garden and driveway leading to the single detached garage with manual up and over door. To the rear is a paved patio area, perfect for entertaining and dining purposes and attractive lawned garden with privet hedges and timber fencing.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"We have lived hear for over thirty years it's a great place to live and a great place to bring up your kids will be sad to leave."

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.

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.