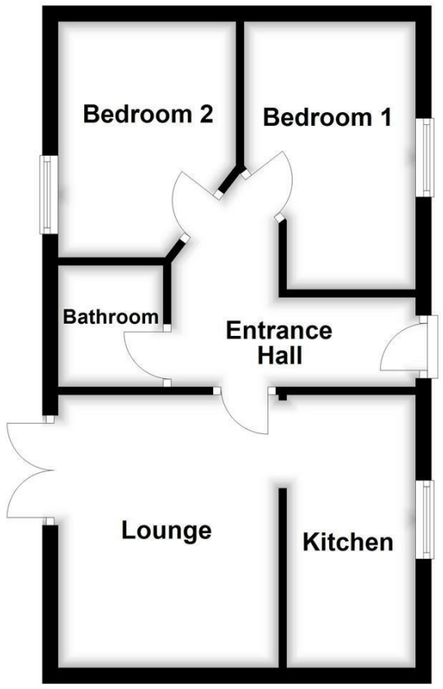
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor



7, Durkar Hall Farm Otters Holt, Durkar, Wakefield, WF4 3PZ

For Sale Freehold £210,000

Nestled in a courtyard setting is this attractive and charming two bedroom Grade II listed stone built cottage.

With double glazing and gas central heating the property comprises of entrance hall, lounge, kitchen, two bedrooms and bathroom/w.c. Outside to the rear is an attractive lawned garden enjoying a good degree of privacy incorporating small flagged patio area. To the front is a small low maintenance garden area and off street parking for one vehicle. In addition, adjacent there is a single garage.

Situated in a popular part of Durkar, the property is well placed to local amenities including shops and schools with local bus routes nearby. There is fantastic access to the motorway network, perfect for those looking to commute further afield.

An ideal property for the first time buyer, couple or those looking to downsize 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
Entrance door, radiator, exposed wooden beams to the ceiling and doors to the lounge, bathroom and two bedrooms.

BEDROOM TWO
9'4" (min) x 9'8" (max) x 7'1" (min) x 8'9" (max) (2.86m (min) x 2.96m (max) x 2.16m (min) x 2.69m (m)
Radiator, exposed wooden beams to the ceiling and double glazed timber framed window to the rear.

BEDROOM ONE
10'9" (max) x 5'5" (min) x 8'9" (max) x 4'3" (min) (3.28m (max) x 1.67m (min) x 2.69m (max) x 1.31m (m)
Double glazed timber framed window to the front, radiator and loft access.

BATHROOM/W.C.
5'9" x 6'1" (1.76m x 1.87m)
Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath. Partially tiled walls, exposed wooden beams to the ceiling and radiator.

LOUNGE
11'7" (max) x 9'10" (3.55m (max) x 3.01m)
UPVC double glazed French doors to the rear, radiator, electric fire with marble back, hearth and wood surround.

KITCHEN
10'3" x 6'3" (3.14m x 1.92m)
Range of wall and base units with work surface over incorporating 1 1/2 sink and drainer, space and plumbing for a washing machine, space for a fridge/freezer, integrated oven and grill, four ring whirlpool gas hob with filter hood above, tiled splash back. Two drawers over the base units, radiator, exposed wooden beams to the ceiling, timber framed double glazed sash window to the front and the combination boiler is housed in here.

OUTSIDE
To the immediate front is a low maintenance small garden area with parking for one vehicle. In addition, adjacent there is also a stone built garage with up and over door. To the rear is a lawned garden with plants, trees and shrubs bordering enjoying a good degree of privacy incorporating small flagged patio area.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.