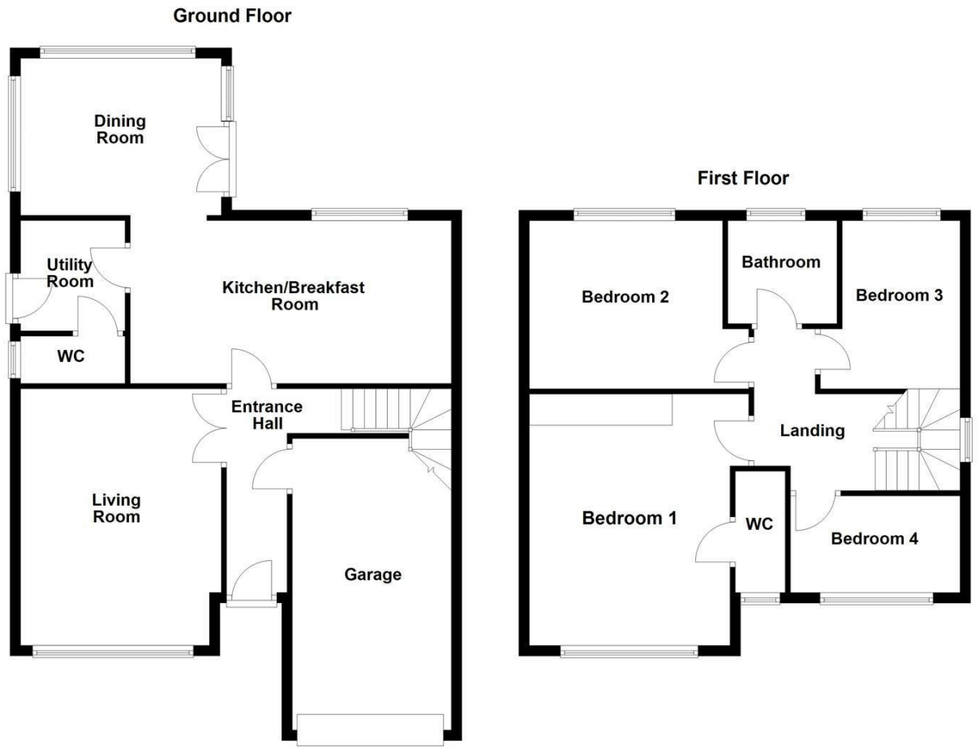
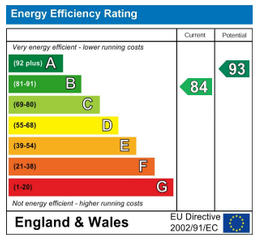


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

6 Holme Croft, Durkar, Wakefield, WF4 3BF

For Sale Freehold £515,000

A superb opportunity to acquire this impressive four bedroom detached family home, occupying a pleasant cul-de-sac position and offering spacious, well appointed accommodation throughout.

The welcoming entrance hall gives access to a spacious living room and an outstanding open plan kitchen breakfast room, fitted with an excellent range of units, quartz work surfaces, a double Belfast sink and breakfast bar. The kitchen further benefits from access to a separate utility room, with a convenient downstairs WC located adjacent. A particular feature of the home is the seamless flow from the kitchen through to the dining room, which enjoys views over the landscaped rear garden and benefits from UPVC double glazed French doors leading outside. To the first floor, the landing provides access to four generous double bedrooms and a contemporary three piece house bathroom. The principal bedroom is enhanced by fitted double wardrobes and a modern three piece en suite shower room. Externally, the front of the property boasts a large block paved driveway and an integral garage, while timber gates provide access to Indian stone pathways on either side of the home leading to the rear. The attractive, enclosed rear garden has been thoughtfully landscaped and features a substantial Indian stone patio, ideal for outdoor entertaining and al fresco dining. The garden is fully enclosed by timber fencing and benefits from extensive outdoor lighting, including sensor operated fence lighting throughout the garden, hot and cold external water connections, and double outdoor power sockets.

Ideally positioned in the sought-after village of Durkar, the property is conveniently located for a range of local amenities, highly regarded schools and community facilities. The M1 motorway network is within easy reach, making this an excellent choice for commuters, while regular bus services provide convenient access to both Wakefield and Huddersfield town centres.

Only a full internal inspection can truly appreciate the quality, space and specification this exceptional family home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
The composite front entrance door leads into the welcoming entrance hall, which features a central heating radiator, herringbone flooring, a staircase with handrail leading to the first floor landing, and three solid wooden doors, including double doors opening into the living room.

LIVING ROOM
12'7" x 16'0" [3.85m x 4.90m]
A spacious reception room with a UPVC double glazed window overlooking the front aspect, central heating radiator and a contemporary wall mounted electric fireplace.

KITCHEN BREAKFAST ROOM
10'2" x 20'2" [3.12m x 6.16m]
Fitted with an excellent range of wall and base units complemented by quartz work surfaces and matching upstands. Features include a double Belfast ceramic sink with swan-neck mixer tap, integrated twin oven and grill, integrated microwave oven above, four ring induction hob with glass splashback and cooker hood over. There is space for a large American style fridge freezer, an integrated full size dishwasher, breakfast bar, inset spotlights to the ceiling, contemporary vertical radiator, herringbone flooring and a UPVC double glazed window overlooking the rear garden. A feature archway opens through to the dining room, whilst a solid wooden door provides access to the utility room.

UTILITY ROOM
6'8" x 6'11" [2.04m x 2.11m]
Having a continuation of the herringbone flooring and fitted with a range of wall and base units with laminate work surfaces and matching upstands. There is a stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for a tumble dryer, inset spotlights to the ceiling, central heating radiator and a composite side entrance door. A solid wooden door leads through to the downstairs WC.

DOWNSTAIRS W.C.
3'1" x 6'8" [0.94m x 2.05m]
Comprising a low flush WC and pedestal wash basin with mixer tap. Finished with herringbone flooring, central heating radiator, inset spotlights to the ceiling and a UPVC double glazed frosted window overlooking the side aspect.

DINING ROOM
9'10" x 11'5" [3.0m x 3.49m]
A bright and airy reception space featuring a pitched sloping ceiling with inset spotlights, central heating radiator, herringbone flooring and UPVC double glazed windows to three sides. UPVC double glazed French doors provide direct access to the rear garden.

FIRST FLOOR LANDING
The first floor landing benefits from a UPVC double glazed window to the side elevation, central heating radiator, inset spotlights, loft access and doors providing access to four double bedrooms and the house bathroom.

BEDROOM ONE
13'9" x 15'10" [max] x 12'7" [min] [4.21m x 4.85m [max] x 3.86m [min]]
A generous principal bedroom with UPVC double glazed window overlooking the front elevation, central heating radiator, fitted double wardrobe with sliding doors and access to the en suite shower room.

EN SUITE SHOWER ROOM
3'2" x 7'8" [0.98m x 2.36m]
Comprising a wall hung wash basin with mixer tap, low flush WC and shower cubicle with sliding glass door and mixer shower. Finished with fully tiled flooring, half tiled walls, inset spotlights, extractor fan, chrome heated towel radiator and a UPVC double glazed frosted window to the front elevation.

BEDROOM TWO
10'4" x 13'8" [max] x 12'1" [min] [3.17m x 4.19m [max] x 3.69m [min]]
A double bedroom with UPVC double-glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE
10'5" x 8'7" [max] x 7'5" [min] [3.18m x 2.62m [max] x 2.28m [min]]
A further double bedroom with UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR
6'4" x 10'8" [1.94m x 3.26m]
Having a UPVC double glazed window overlooking the front elevation and central heating radiator.

HOUSE BATHROOM
6'5" x 6'10" [1.98m x 2.09m]
Appointed with a modern three piece suite comprising a wall-hung wash basin with mixer tap, low flush WC and panelled bath with glazed shower screen and mixer shower over. The bathroom benefits from tiled flooring, half tiled walls, chrome heated towel radiator, inset spotlights, extractor fan and a UPVC double glazed frosted window overlooking the rear elevation.

INTEGRAL GARAGE
18'3" x 10'0" [5.58m x 3.05m]
With power and lighting, wall mounted combi condensing boiler and manual up-and-over door to the front.

OUTSIDE
Externally, the property enjoys a substantial block paved driveway providing ample off street parking for several vehicles. Low maintenance pebble borders flank the frontage, whilst Indian stone pathways extend down both sides of the property via timber gates. To the rear is an attractive landscaped garden featuring a large Indian stone patio, ideal for outdoor entertaining and al fresco dining. There is a timber lean to storage shed, up-and-down external lighting to the rear and side elevations, hot and cold external water connections and timber boundary fencing to all sides. The garden is further enhanced by low maintenance pebble borders, creating an attractive and practical outdoor space.

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.

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

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