



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	



6 Kenton Drive, Durkar, WF4 3PN

For Sale Freehold £325,000

Located in the sought after area of Durkar is this beautifully presented two bedroom detached bungalow sat on a generous corner plot benefitting from spacious accommodation, driveway with garage and well maintained gardens.

The property briefly comprises of the entrance hall, two bedrooms, living room, wet room, dining room and modern fitted kitchen. Outside to the front is an attractive lawned garden flowing around the side of the property with a driveway providing off road parking leading to to the single detached garage. To the rear is an enclosed paved patio area with ramp leading to the side entrance door.

The property is well placed for access to local amenities and enjoys good access to the M1 motorway, Asda Superstore, Pugneys Water Park and Newmillerdam Country Park which are all only 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.



ACCOMMODATION

ENTRANCE HALL

UPVC side entrance door, laminate flooring, coving to the ceiling, loft access and doors to the living room, two bedrooms, wet room and dining room.

BEDROOM TWO

9'3" x 8'7" [2.84m x 2.63m]

UPVC double glazed window overlooking the front aspect, central heating radiator and coving to the ceiling.



LIVING ROOM

10'11" x 15'7" [3.34m x 4.77m]

Coving to the ceiling, dado rail, ceiling rose, central heating radiator, large UPVC double glazed window overlooking the front aspect and gas fire on a tiled hearth with decorative stone surround and built in TV station.



WET ROOM/W.C.

6'2" x 5'6" [1.88m x 1.69m]

Concealed cistern low flush w.c., electric shower, vanity wash hand with mixer tap, UPVC double glazed frosted window overlooking the front aspect, extractor fan and chrome ladder style radiator.



BEDROOM ONE

16'2" x 10'11" [4.93m x 3.35m]

Coving to the ceiling, UPVC double glazed window to the rear, built in dressing table with fitted drawers, central heating radiator, a range of fitted wardrobes and storage cupboards.



DINING ROOM

11'0" x 8'7" [3.36m x 2.63m]

Coving to the ceiling, UPVC double glazed windows overlooking the side aspect, central heating radiator and a feature archway into the kitchen.



KITCHEN

10'8" x 8'7" [3.26m x 2.64m]

Range of modern shaker style wall and base units with laminate work surface over, stainless steel sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, integrated oven and

grill with four ceramic hobs and cooker hood. Space for a large fridge/freezer, UPVC rear door, UPVC double glazed windows overlooking the front and rear aspects.

OUTSIDE

To the front is an attractive lawned garden with planted borders flowing around the side of the property with rose bushes and manicured edged borders. A driveway provides off road parking leading to a single detached garage with manual up and over door, power and light. A timber gate provides access into the enclosed low maintenance rear garden comprising of a paved patio area, perfect for entertaining and dining purposes with a ramp providing access into the side entrance door leading into the kitchen.



COUNCIL TAX BAND

The council tax band for this property is C.

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.