



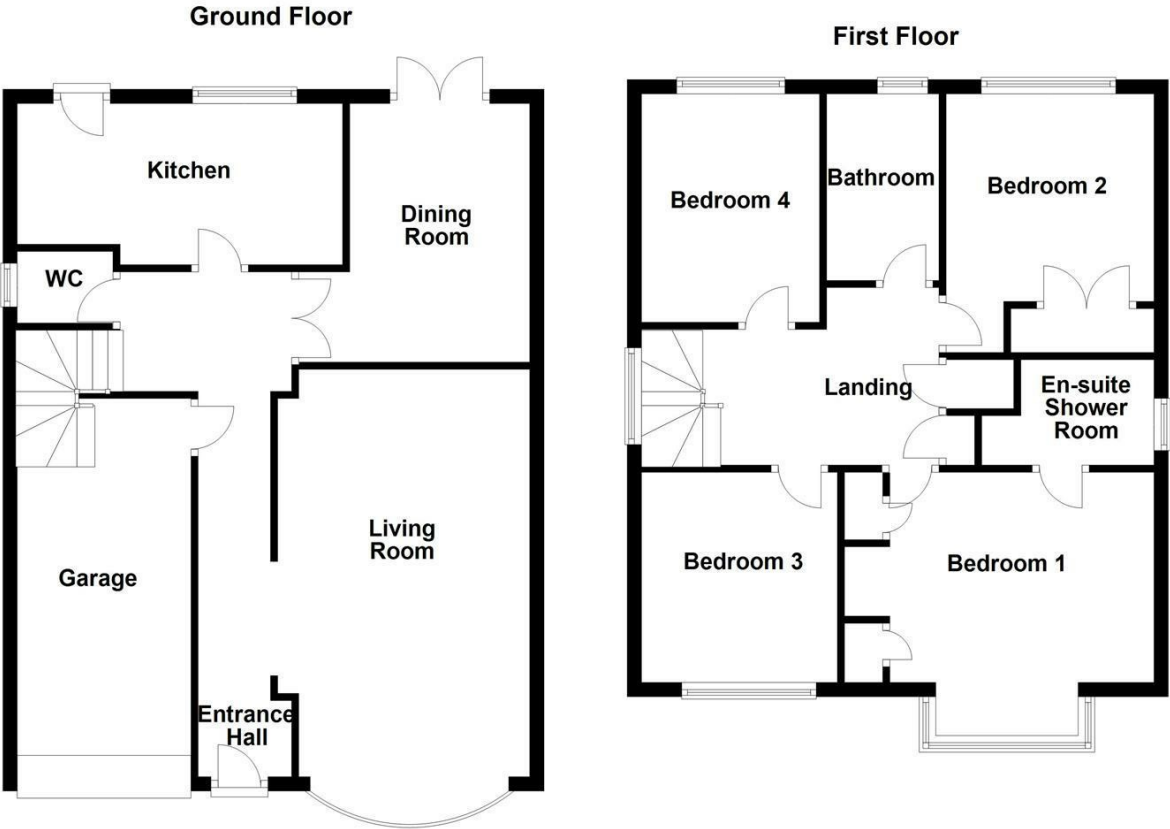
WAKEFIELD
01924 291 294

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01924 266 555

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01977 798 844



23 Badger Close, Durkar, Wakefield, WF4 3QD

For Sale Freehold £325,000

Enjoying a cul-de-sac location is this well proportioned detached family home with four bedrooms (the main bedroom with en suite), two reception rooms, integral garage, ample off street parking, recently installed boiler (2022), recently fitted double glazing and external doors (2021). Offered for sale with no chain involved and immediate vacant possession.

The accommodation briefly comprises entrance hall, living room, dining room, kitchen and guest w.c. The first floor landing provides access to four bedrooms and the house bathroom/w.c. The main bedroom benefits from an en suite shower room/w.c. Outside, there is a lawned garden to the front with a driveway providing off street parking leading to the integral garage. The enclosed rear garden is mainly laid to lawn with a paved seating area.

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

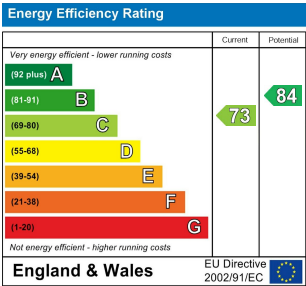
An early viewing is recommended and all viewings are strictly by prior appointment only.

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 VESTIBULE

Front UPVC entrance door with frosted double glazed panelled insert, Archway opening to the inner hallway.

INNER HALLWAY

Coving to the ceiling, two central heating radiators, opening to the living room, double doors with frosted glazed inserts to the dining room, doors off to the kitchen, guest w.c. and integral garage.

LIVING ROOM

18'9" x 11'7" max [5.72m x 3.55m max]
Coving to the ceiling, inset spotlights, two central heating radiators, oriel double glazed window to the front elevation.

DINING ROOM

11'10" x 8'2" plus walk in [3.62m x 2.50m plus walk in]
Inset spotlights, coving to the ceiling, central heating radiator, UPVC double glazed dual opening doors to the rear garden.



KITCHEN

15'4" x 7'4" [4.69m x 2.26m]
White fronted base and wall units with chrome handles, laminated work surface, tiled splashback above, space with gas point for freestanding oven and hob, space for three undercounter appliances which includes plumbing and drainage for a washing machine and dishwasher, 1 1/2 stainless steel sink with drainer section and mixer tap, space for a tall fridge freezer, inset spotlights, extractor vent, central heating radiator, UPVC double glazed window to the rear elevation, UPVC rear entrance door with a double glazed panelled insert.



GUEST W.C.

6'6" max x 3'4" max [1.99m max x 1.03m max]
Two piece suite comprising low flush w.c., vanity unit with wash basin with chrome mixer tap, central heating radiator and UPVC double glazed frosted window to the side elevation.

FIRST FLOOR LANDING

UPVC double glazed frosted window to the side elevation, central heating radiator and loft access point. Two storage cupboards off. Doors providing access to the bedrooms and family bathroom/w.c.

BEDROOM ONE

14'7" x 9'9" max [4.45m x 2.98m max]
The measurement includes two fitted wardrobe units with a centralised dressing table, but excludes a walk in UPVC double glazed bay window to the front, inset spotlights, central heating radiator, door off to the en suite bathroom/w.c.



EN SUITE BATHROOM/W.C.

6'0" x 4'11" plus recess [1.85m x 1.52m plus recess]
Three piece suite comprising low flush w.c., panelled bath with two chrome taps and electric shower over, pedestal wash basin with chrome mixer tap, fully tiled walls, shaver socket point, central heating radiator, inset spotlights, UPVC double glazed frosted window to the side elevation.

BEDROOM TWO

11'7" x 9'6" [3.55m x 2.91m]
The measurement includes a built in wardrobe unit with dual opening doors, inset spotlights, central heating radiator, UPVC double glazed window to the rear elevation.

BEDROOM THREE

10'6" x 8'9" [3.22m x 2.67m]
Coving to the ceiling, inset spotlights, central heating radiator, UPVC double glazed window to the rear elevation.

BEDROOM FOUR

9'8" x 9'0" [2.95m x 2.76m]
Inset spotlights, central heating radiator, UPVC double glazed window to the front elevation.



FAMILY BATHROOM/W.C

8'6" x 5'1" [2.60m x 1.56m]
Three piece suite comprising low flush w.c., pedestal wash basin with chrome mixer tap, panelled bath with two chrome taps and electric shower over. Central heating radiator, fully tiled walls, inset spotlights and a UPVC double glazed frosted window to the rear elevation.



OUTSIDE

To the front a lawned garden with large tandem tarmacadam driveway providing off street parking in turn leading to the integral single garage. The rear garden has an initial paved seating area, timber shed and lawned garden with enclosed panelled surround.



COUNCIL TAX BAND

The council tax band for this property is D

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.