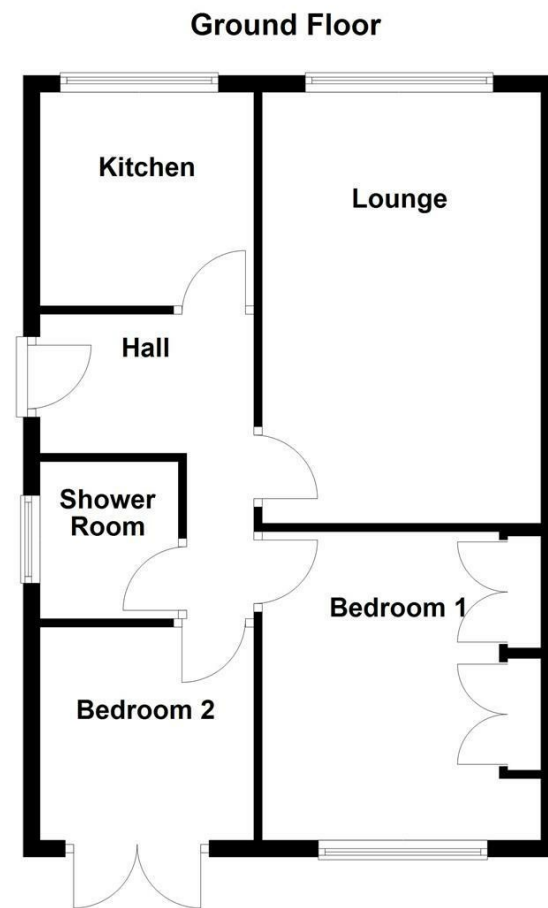




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



3 Maybury Avenue, Durkar, Wakefield, WF4 3PW

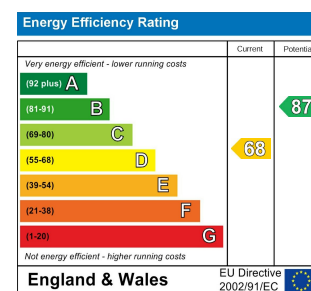
For Sale Freehold Offers Over £260,000

Occupying a generous plot, this superbly presented two bedroom semi-detached bungalow offers well appointed accommodation throughout and is ready for immediate occupation. Benefiting from driveway parking, a semi-detached tandem garage, and enclosed low maintenance gardens, the property is sure to appeal to a wide range of purchasers.

The accommodation briefly comprises an entrance hall, modern fitted kitchen, spacious lounge diner, two well proportioned bedrooms, and a contemporary shower room. Externally, the property enjoys attractive low maintenance gardens to the front, together with a side driveway providing ample off road parking and leading to a semi-detached tandem garage, ideal for storage. To the rear is a fully enclosed garden incorporating paved patio and decorative pebbled areas, creating an ideal space for outdoor relaxation and entertaining.

Ideally situated for a range of local shops, amenities, and everyday conveniences, the property is also within easy reach of surrounding country parks and scenic walks. Excellent transport links are available nearby, including convenient access to the motorway network, making it an excellent choice for those looking to commute.

Offering a true turnkey opportunity, this impressive bungalow is ready to move straight into. An early viewing is highly recommended to fully appreciate the accommodation and setting on offer.



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.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

8'4" x 8'4"

Entered via a side entrance door into the hallway. Having a central heating radiator, loft access, and doors providing access to the kitchen, lounge, two bedrooms, and shower room.

KITCHEN

8'4" x 8'4" [2.56m x 2.55m]

A modern fitted kitchen comprising a range of wall and base units providing ample storage, complemented by laminate work surfaces. Incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated ceramic hob with cooker hood above, integrated oven, integrated fridge freezer, integrated washer dryer and an integrated dishwasher. The room also benefits from a UPVC double glazed window to the front elevation, central heating radiator, and spotlights to the ceiling.

LOUNGE

18'0" x 10'11" [5.50m x 3.35m]

A spacious reception room having a UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring, and decorative skirting boards.



BEDROOM ONE

12'1" x 11'1" [3.69m x 3.39m]

A generously sized double bedroom featuring a UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring, skirting boards, and fitted wardrobes to one wall.



BEDROOM TWO

8'6" x 8'4" [2.61m x 2.56m]

Having UPVC double glazed French doors opening onto the rear garden, central heating radiator, carpeted flooring, and skirting boards.



SHOWER ROOM

6'1" x 5'5" [1.87m x 1.67m]

Fitted with a frosted UPVC double glazed window to the side elevation and comprising a modern three piece suite including a walk in shower cubicle with rainfall style shower, wash hand basin with mixer tap set within a vanity unit, and a low flush WC. The room is fully tiled and benefits from spotlights to the ceiling.



OUTSIDE

To the front of the property is a low maintenance lawned garden together with a side driveway providing off road parking. The driveway benefits from an EV charging point and leads to a detached garage with up-and-over door. A side access door from the garage provides convenient access into the rear garden. To the rear is an enclosed, low maintenance garden incorporating a patio seating area and decorative pebble beds, together with a central lawn featuring attractive shrub and bush borders. The garden is enclosed by fencing, creating a private and enjoyable outdoor space.



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.

EPC RATING

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

VIEWINGS

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