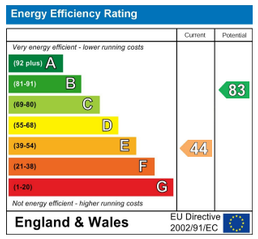
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





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.



2 Lee Crescent, Durkar, Wakefield, WF4 3BU

For Sale Freehold £285,000

Situated in the sought after area of Durkar, Wakefield, is this extended three bedroom semi detached family home. Offering no chain, spacious and well presented accommodation throughout, the property boasts an impressive extended open plan kitchen, dining and sitting room, downstairs W.C., modern family bathroom, new windows throughout and attractive gardens.

The accommodation briefly comprises an entrance hall with parquet flooring, leading into a spacious lounge featuring a multi fuel burning stove and UPVC double glazed bay window allowing plenty of natural light into the room. Further access is provided to a useful understairs storage cupboard housing the gas combination boiler and a downstairs W.C. To the rear of the property is the impressive extended open plan kitchen, dining and sitting room, fitted with a range of contemporary units and integrated appliances. Bi folding doors open directly onto the rear garden, creating an excellent space for both everyday family living and entertaining. To the first floor are three bedrooms, including two generous doubles, together with a contemporary three piece house bathroom. The landing also provides access to the loft via a pull down ladder, with the loft itself being fully boarded to provide useful additional storage. Externally, to the front is a combination of tarmac and block paved driveway providing off road parking, together with access to the front entrance and side access leading to the rear garden. The rear garden is fully enclosed by timber fencing and incorporates a porcelain tiled patio area together with a lawned garden, providing an ideal space for outdoor dining, entertaining and family use.

Durkar is a popular residential location, particularly suited to first time buyers, couples and growing families, with a wide range of local shops, amenities, schools and countryside walks all within easy reach. Excellent motorway links are also nearby, making the property convenient for those travelling further afield.

Offered to the market with no onward chain, only a full internal inspection will truly reveal everything this impressive home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Parquet flooring, central heating radiator, staircase providing access to the first floor landing and opening into the lounge. Doors also provide access to the open plan kitchen, dining and sitting room and downstairs W.C. A useful understairs cupboard houses the Ideal gas combination boiler.

LOUNGE
13'1" x 10'2" (3.99m x 3.11m)
Parquet flooring, UPVC double glazed bay window overlooking the front elevation, central heating radiator and feature log burning stove with decorative surround.



DOWNSTAIRS W.C.
3'3" x 2'1" (1.0m x 0.64m)
Parquet flooring, part tiled walls, low flush W.C., built-in wash hand basin with mixer tap and frosted UPVC double glazed window to the side elevation.

KITCHEN DINING ROOM
17'0" x 17'7" (5.19m x 5.37m)
Fully tiled flooring with underfloor heating. The kitchen is fitted with a range of contemporary wall and base units with handle less doors and complementary work surfaces over. Integrated Neff oven, five ring Neff gas hob with splashback and Neff extractor hood above, inset stainless steel sink and drainer with mixer tap, integrated washing machine, integrated fridge freezer and additional integrated freezer. A central kitchen island provides additional workspace with butcher block style work surface. UPVC double glazed window overlooking the rear elevation, further UPVC double glazed windows to the rear and bi-folding doors opening directly onto the rear patio. Spotlights to the ceiling.

FIRST FLOOR LANDING
Carpeted flooring, UPVC double glazed window overlooking the side elevation and doors providing access to bedrooms one, two and three and the house bathroom.

BEDROOM ONE
9'4" x 11'2" (2.85m x 3.42m)
Carpeted flooring, central heating radiator, UPVC double glazed window overlooking the front elevation and space for wardrobes.

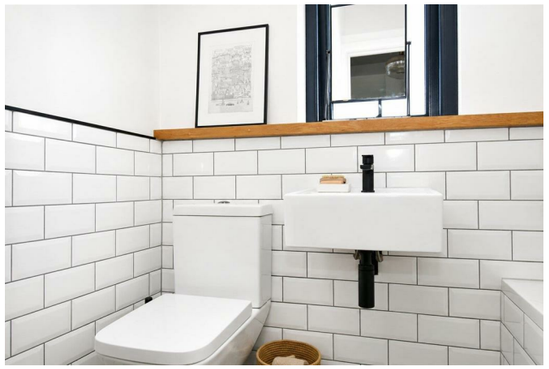


BEDROOM TWO
9'8" x 10'11" (2.97m x 3.35m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation.



BEDROOM THREE
6'8" x 8'7" (2.05m x 2.62m)
Carpeted flooring, central heating radiator, UPVC double glazed window overlooking the front elevation and loft access via a pull-down ladder. The loft is fully boarded and insulated.

BATHROOM
6'3" x 5'1" (1.91m x 1.56m)
Tiled flooring, low flush W.C., wall mounted wash basin with mixer tap and panelled bath with mixer tap, shower attachment and shower over. Tiling around the bath extending to the ceiling, spotlights to the ceiling and frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
To the front of the property is a combination of block paved and tarmac driveway providing off road parking, together with a timber gate providing access to the rear garden. To the rear is a fully enclosed garden with porcelain tiled patio area and lawned section, enclosed by timber fencing.





PLEASE NOTE
PLEASE NOTE: The photographs were taken prior to the current tenancy and therefore may not be a true representation of the property's present condition, furnishings or appearance.

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

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices. Please note, the EPC for the property was carried out prior to the renovations.