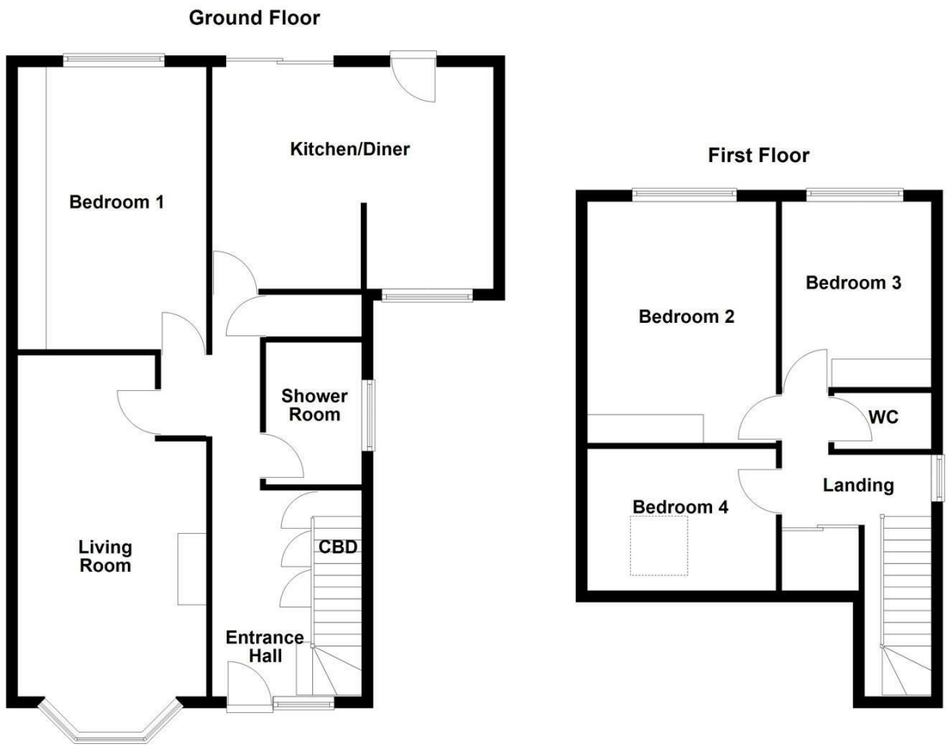
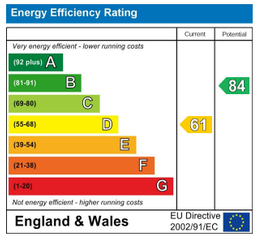




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

11 Orchard Drive, Durkar, WF4 3BW

For Sale Freehold Offers Over £320,000

Situated at the head of a pleasant cul-de-sac in this sought after area of Durkar is this four bedroom extended dormer bungalow. The property boasts a neat, stocked front garden and a herb garden to the side of the drive, which easily accommodates three vehicles, in addition to a single detached garage. The property has cavity wall insulation (2009) with a 25-year guarantee certificate.

The entrance hall is very spacious with under stairs storage. To the right off the hallway is a bathroom with shower, basin and toilet. Just further down the hallway is a utility room, complete with washer, dryer and additional storage. The spacious living room has two alcoves, offering ample space and character. At the end of the hallway is a large, extended kitchen/dining room with built in appliances and a terracotta tiled floor, enhancing the appeal of this airy space which also features patio doors to the rear garden. Adjacent to the lounge and kitchen is a large, modern ground floor bedroom with built-in wardrobes. Upstairs are three further double bedrooms, one of which is currently used as a home office. The two bedrooms at the rear of the property benefit from built in wardrobes. On the landing area, there is additional storage behind sliding doors, with further storage space in the eaves. A separate W.C. with hand basin completes the first floor. To the rear of the property is a generous lawned garden with a large decking area, ideal for entertaining and a fantastic suntrap. A timber shed offers useful outdoor storage, and there is access to a built-in bar, with the garage running parallel to the house and garden, having been extended to accommodate this feature.

Situated in a popular part of Durkar, the property is well placed for local amenities including shops and schools, with local bus routes nearby. There is excellent access to the motorway network, making it perfect for commuters.

Only a full internal inspection will reveal all that's on offer in this quality home, and an early viewing comes highly recommended.

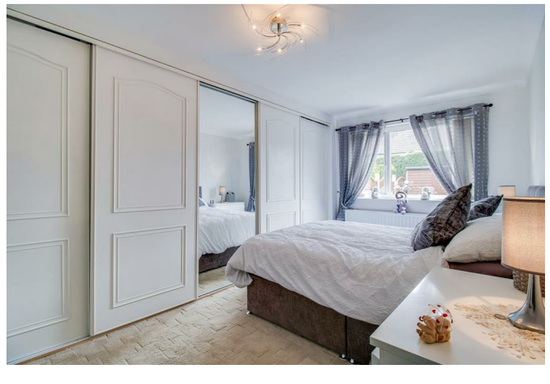
ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door, UPVC double glazed window overlooking the front aspect, laminate flooring, stairs to the first floor landing, two cupboards, central heating radiator, coving to the ceiling, two ceiling roses and doors to the living room, bedroom one, kitchen/diner, utility room and downstairs shower room. The boiler is sited under the stairs in a storage area.

SHOWER ROOM/W.C.
5'6" x 7'11" (1.68m x 2.43m)
Three piece suite comprising larger than average shower cubicle with mixer shower, concealed cistern low flush w.c. and wash basin with mixer tap. Spotlights, extractor fan, UPVC double glazed frosted window overlooking the side aspect and chrome ladder style radiator.

LIVING ROOM
7'11" (min) x 10'11" (max) x 19'8" (2.43m (min) x 3.35m (max) x 6.0m)
Coving to the ceiling, laminate flooring, two central heating radiators, UPVC double glazed bay window overlooking the front aspect and fireplace housing a gas fire (currently disconnected).

BEDROOM ONE
15'11" x 8'6" (4.87m x 2.60m)
Fitted wardrobes, central heating radiator, UPVC double glazed window overlooking the rear aspect and coving to the ceiling.



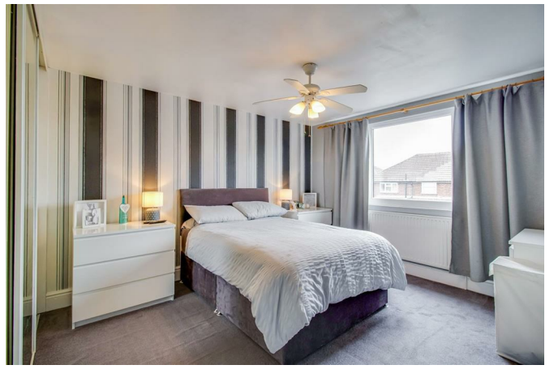
UTILITY ROOM
Laminate work surface with space and plumbing for a washing machine and dryer.

KITCHEN/DINER
12'9" x 16'1" (3.90m x 4.92m)
Range of wall and base units with laminate work surface over incorporating breakfast bar, stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill with four ring induction hob and cooker hood. Space and plumbing for a dishwasher, integrated fridge/freezer, fully tiled floor, central heating radiator, UPVC double glazed window overlooking the front aspect and UPVC double glazed door and sliding patio doors leading into the rear garden. The main consumer unit is in the kitchen, easily accessible within a wall-mounted cupboard.

FIRST FLOOR LANDING
Coving to the ceiling, UPVC double glazed window overlooking the side aspect, dado rail, sliding door to a large storage cupboard and doors to three bedrooms and w.c.

W.C.
5'8" x 3'2" (1.73m x 0.97m)
Low flush w.c., wash basin with mixer tap, laminate flooring and extractor fan.

BEDROOM TWO
10'11" x 13'10" (3.34m x 4.24m)
Fitted double wardrobe, ceiling fan, UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE
10'3" x 8'7" (3.14m x 2.62m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, ceiling fan and fitted double wardrobe.

BEDROOM FOUR
10'11" x 8'1" (3.35m x 2.48m)
Timber double glazed velux style window overlooking the front elevation, pitch vaulted ceiling and central heating radiator.

OUTSIDE
To the front of the property there is a cast iron gate providing access to an attractive lawned garden with planted features and paved seating area. To the side is a driveway providing off road parking for three vehicles leading to the single detached garage with manual up and over door, power, light and a further consumer unit is in the garage. To the rear is a lawned garden with pebbled edges, timber shed and patio area, perfect for entertaining and dining purposes providing access to the built in bar with power, light, vinyl flooring, sky TV, broadband and door into the garage.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The Orchard Drive community is very friendly and we all share a WhatsApp group. The area is very quiet, and being a cul-de-sac has no passing traffic. "

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.