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# 1 Durkar Lane, Durkar, WF4 3AF

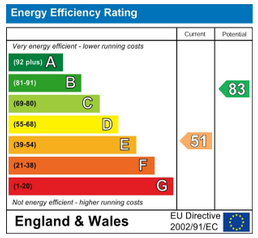
## For Sale Freehold £170,000

Located in the desirable area of Durkar, this well presented three bedroom end terrace home offers spacious and versatile living accommodation, benefitting from an extended kitchen and a private enclosed rear garden.

The property briefly comprises an entrance hall, a well proportioned living room, and an inner hallway leading to the dining room and extended kitchen. To the first floor, the landing provides access to three bedrooms and a modern shower room/w.c. Externally, the front of the property features an iron gate opening to a small paved buffer garden. To the rear, there is a generously sized lawned garden with mature trees, planted borders, and a paved patio area, ideal for outdoor dining and entertaining. This space could also serve as off road parking, with access available via the side driveway adjacent to No. 5. The rear garden is fully enclosed with a combination of brick walls and timber fencing, offering both privacy and security.

Conveniently located within two miles of Junction 39 of the M1 motorway, the property is ideally suited for commuters and is close to a range of local amenities, shops, and well regarded schools, including St James Junior & Infant School, which is just a short walk away.

Offered to the market with no chain, an excellent opportunity for first time buyers, couples, or families, this property is ready to move into, and early viewing is highly recommended.




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 HALL
Coving to the celling, ceiling rose, picture rail, central heating radiator and doors to a further hallway and living room.

### LIVING ROOM
14'3" x 9'9" (max) x 8'6" (min) (4.35m x 2.99m (max) x 2.6m (min))
Decorative fireplace with tiled hearth, surround and wooden mantle. UPVC double glazed window to the front, coving to the ceiling, ceiling rose and picture rail.

### HALLWAY
Stairs to the first floor landing and door through to the dining room.

### DINING ROOM
14'2" x 14'0" (max) x 12'4" (min) (4.34m x 4.28m (max) x 3.77m (min))
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, ceiling rose and access to an understairs storage cupboard. Decorative fireplace with tiled hearth, surround and wooden mantle. Door through to the kitchen.

### KITCHEN
11'10" x 6'0" (3.63m x 1.85m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a gas cooker, washing machine and fridge/freezer. Spotlights to the ceiling, velux skylight, UPVC double glazed window to the rear, timber framed door to the rear garden and boiler housed in here.

### FIRST FLOOR LANDING
Coving to the ceiling, ceiling rose and doors to three bedrooms and the house shower room.

### BEDROOM ONE
14'2" x 13'11" (max) x 11'3" (min) (4.33m x 4.26m (max) x 3.43m (min))
UPVC double glazed window to the front, coving to the ceiling, ceiling rose, central heating radiator and fitted wardrobes with sliding mirrored doors.

### BEDROOM TWO
6'8" x 11'3" (max) x 8'2" (min) (2.05m x 3.44m (max) x 2.49m (min))
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, ceiling rose and fitted wardrobe with mirrored doors.

### BEDROOM THREE
6'11" x 11'4" (max) x 6'7" (min) (2.12m x 3.46m (max) x 2.02m (min))
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, ceiling rose and fitted wardrobes with mirrored doors.

### SHOWER ROOM/W.C.
4'1" x 7'0" (1.27m x 2.14m)
UPVC double glazed frosted window to the side, loft access, coving to the ceiling, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with shower head attachment and glass shower screen. Fully tiled walls and floor.

### OUTSIDE
To the front is an iron gate providing access to a small paved buffer garden. To the rear is a lawned garden with planted border, mature trees and paved patio area, perfect for outdoor dining and entertaining, enclosed by walls and timber fencing. There is a right of access for the bins along the neighbouring terrace houses and potential off road parking with access gained through the side driveway at the side of end Terrace number 5.

### 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.

### 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.