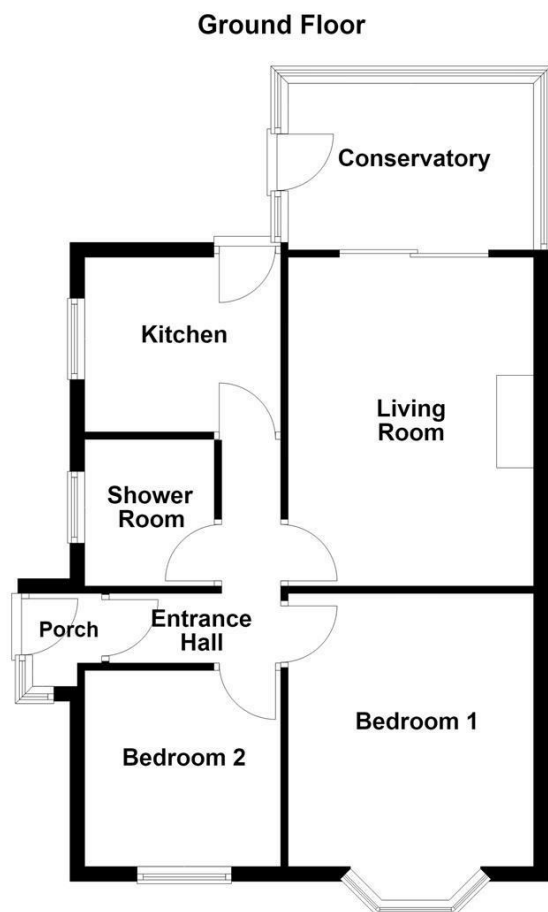


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



39 Ledgard Drive, Durkar, Wakefield, WF4 3BP

For Sale Freehold £250,000

Nestled within a pleasant cul-de-sac in the sought after Durkar area of Wakefield is this superbly presented two bedroom semi-detached true bungalow. Offering generous reception space, an attractive front garden and ample off road parking, this excellent home is sure to appeal to a wide range of buyers.

The accommodation briefly comprises an entrance porch leading into the hallway, which provides access to the loft, two bedrooms, the kitchen, shower room and living room. The living room opens into the conservatory, while both the conservatory and kitchen provide access to the rear garden. Externally, the front of the property features a well maintained lawned garden with a variety of mature shrubs and flowers. A block paved driveway provides off road parking for several vehicles and leads to a detached single garage with an up-and-over door, power, lighting and a separate side access door. The frontage is enclosed by timber fencing with double gates providing access to the driveway. The rear garden is mainly laid to lawn and incorporates a decked and paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both children and pets.

Durkar is well placed for a range of local amenities, including shops, schools and well-regarded public houses. Local bus routes operate nearby, while Wakefield benefits from two railway stations providing links to major destinations including Leeds, Manchester and London. The M1 motorway is also within easy reach, making the property ideal for commuters. A number of local beauty spots are close by, including Sandal Castle, Newmillerdam and Pugneys Country Park.

Only a full internal inspection will reveal everything this fantastic property has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE PORCH

3'1" x 3'9" [max] x 3'1" [min] [0.95m x 1.15m [max] x 0.95m [min]]
A frosted UPVC double glazed side entrance door leads into the porch, with a further frosted UPVC double glazed door providing access to the entrance hall.

ENTRANCE HALL

7'7" x 9'10" [max] x 3'1" [min] [2.32m x 3.0m [max] x 0.95m [min]]
Featuring spotlights to the ceiling, loft access and a central heating radiator. Doors provide access to both bedrooms, the living room, kitchen and shower room.

LIVING ROOM

14'5" x 10'10" [max] x 9'8" [min] [4.40m x 3.32m [max] x 2.95m [min]]
A well proportioned reception room featuring spotlights to the ceiling, two central heating radiators and a decorative fireplace with a tiled hearth, exposed brick surround and timber mantel. UPVC double glazed sliding doors lead into the conservatory.



CONSERVATORY

7'8" x 7'4" [2.35m x 2.25m]
Surrounded by UPVC double glazed windows and featuring a UPVC double glazed door leading to the rear garden. There is also a central heating radiator.



KITCHEN

8'7" x 7'8" [2.62m x 2.35m]
Fitted with a range of Shaker-style wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Appliances include a four-ring electric hob with partial glass splashback and stainless steel extractor hood, an integrated oven, integrated undercounter fridge and integrated washing machine. There is a UPVC double glazed window overlooking the side aspect, an external door leading to the rear garden, a central heating radiator and spotlights to the ceiling.

BEDROOM ONE

14'3" x 10'10" [max] x 4'11" [min] [4.36m x 3.32m [max] x 1.51m [min]]
Featuring a UPVC double glazed bay window overlooking the front aspect, a central heating radiator, partial spotlights to the ceiling and a range of fitted wardrobes with sliding doors.



BEDROOM TWO

8'8" x 8'8" [2.65m x 2.65m]
With a UPVC double glazed window overlooking the front aspect and a central heating radiator.



SHOWER ROOM

6'2" x 5'8" [1.90m x 1.75m]
Fitted with a modern three piece suite comprising a low flush WC, ceramic wash basin with mixer tap set within a vanity unit and a shower enclosure with mains fed shower attachment and glazed screen. The room also features half tiled walls, a frosted UPVC double glazed window overlooking the side aspect, spotlights to the ceiling, an extractor fan and a central heating radiator.



OUTSIDE

To the front, the property benefits from a generous lawned garden with pebbled and planted borders, mature shrubs and a variety of flowers. A block paved driveway provides ample off road parking for several vehicles and extends along the side of the property to the detached single garage. The front garden is enclosed by walls and timber fencing, with iron double gates providing access to the driveway. The rear garden is mainly laid to lawn and features planted borders with mature shrubs and flowers. There are both paved and decked patio areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and walls, making it suitable for children and pets. A side access door leads into the garage.



DETACHED GARAGE

15'10" x 8'0" [4.85m x 2.46m]
Featuring a manual up-and-over door, power, lighting and a separate side access door.

COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.