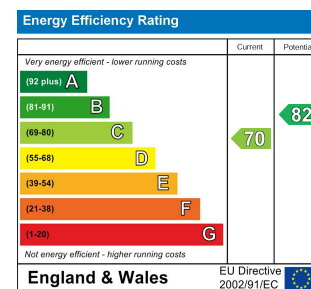
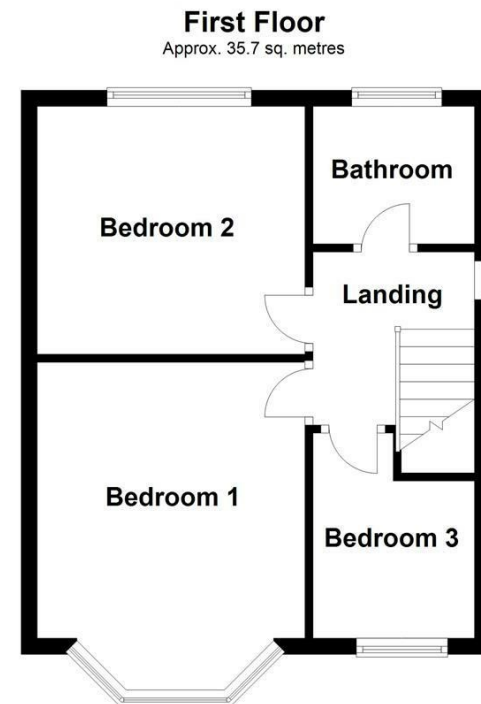
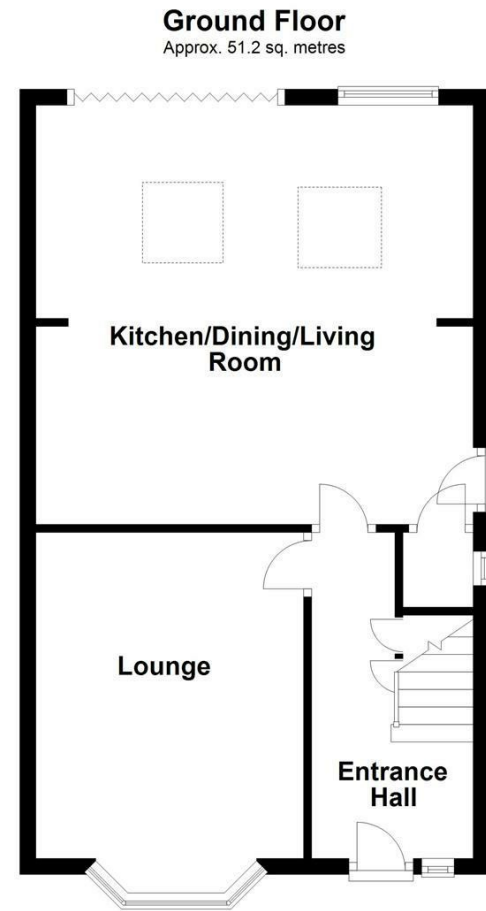


WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



2 Eastwood Close, Durkar, Wakefield, WF4 3BS
For Sale Freehold Offers In The Region Of £325,000

An excellent opportunity for a range of buyers, including professional couples, families and those looking to downsize, to acquire this superbly appointed three bedroom semi detached home, benefitting from a single storey extension across the rear.

The property enjoys UPVC double glazing and gas central heating throughout and briefly comprises: an entrance hall, a welcoming lounge, and a stunning open plan kitchen, dining and living space, ideal for modern family living and entertaining. To the first floor are three bedrooms, two of which are generous doubles, together with a contemporary house bathroom. Externally, the property boasts attractive lawned gardens to the front alongside a tarmacadam driveway providing off street parking. To the rear is a pleasant and well maintained garden, incorporating an Indian stone flagged patio area, perfect for outdoor dining and relaxation.

Situated in a popular and well-established location, the property is conveniently placed for local amenities including shops, schools, supermarkets and public transport links, with further benefits of easy access to the motorway network for those wishing to commute.

A truly impressive home that must be viewed internally to be fully appreciated. An early viewing is highly recommended to avoid disappointment.

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

FULL DETAILS COMING SOON.

ENTRANCE HALL

LOUNGE

KITCHEN/DINING/LIVING ROOM

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM/W.C.

OUTSIDE

COUNCIL TAX BAND

The council tax band for this property is TBC.

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.