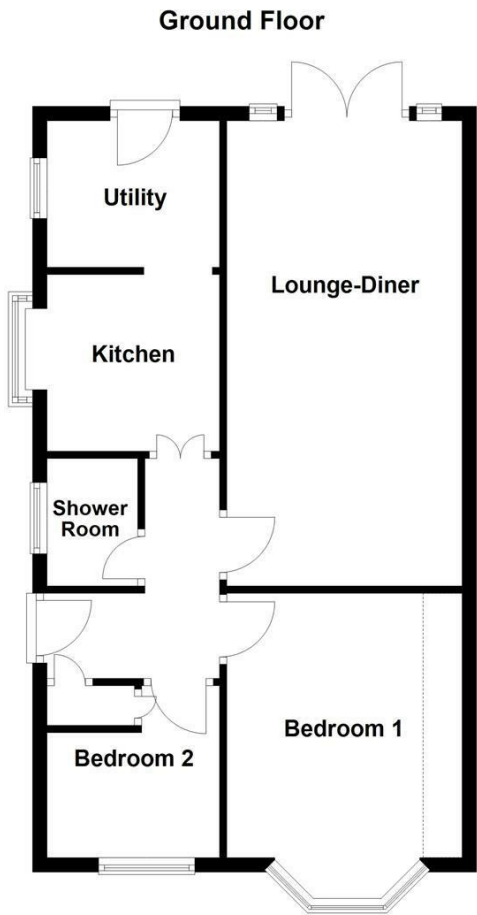


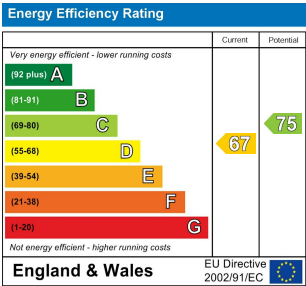


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



30 Ledgard Drive, Durkar, Wakefield, WF4 3BT

For Sale Freehold £205,000

A fantastic opportunity to acquire this extended two bedroom semi detached bungalow, occupying a generous corner plot with beautifully landscaped gardens to the front, side and rear. Situated within the highly sought after area of Durkar, the property offers well maintained and versatile accommodation, ideal for those looking to downsize whilst enjoying a pleasant and convenient location.

The accommodation briefly comprises an entrance hall with a useful storage cupboard housing the Vaillant combination boiler. There are two bedrooms, including a generous principal double bedroom with fitted wardrobes and a second bedroom which would also make an ideal guest room, study or hobby room. A modern three piece shower room serves the accommodation. The heart of the home is the spacious open plan lounge diner, which enjoys direct access to the rear garden via UPVC patio doors, creating a bright and welcoming living space. The fitted kitchen offers a range of wall and base units and leads through to a useful utility area, which also provides access to the rear garden. Externally, the property enjoys attractive gardens to three sides, all thoughtfully landscaped and enclosed by timber fencing. The rear garden is a particular feature, incorporating two tiered flagged patio areas, ideal for outdoor dining and entertaining, together with established planting and lawned sections. A detached garage, currently utilised for storage, benefits from power and lighting, whilst a patterned concrete driveway provides off road parking.

Durkar remains one of Wakefield's most desirable residential locations, particularly popular with those seeking a balance between convenience and countryside living. Excellent local amenities, schools and everyday facilities are close at hand, whilst scenic countryside walks are available nearby. The M1 motorway network is easily accessible, making the property ideal for commuters travelling further afield.

Offered to the market with no onward chain and vacant possession, this superb bungalow presents an excellent opportunity for those seeking a forever home in a sought after location. Only a full internal inspection will fully appreciate the accommodation, plot and lifestyle on offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Accessed via a UPVC entrance door to the side elevation. The entrance hall features wood effect laminate flooring, a central heating radiator, loft access and a useful storage cupboard housing the Vaillant combination boiler. Doors lead to the bedrooms, shower room, lounge diner, kitchen and utility room.

BEDROOM ONE

11'11" x 8'10" [3.64m x 2.70m]

UPVC double glazed bay window to the front elevation, central heating radiator, carpeted flooring and a range of fitted wardrobes.



BEDROOM TWO

8'4" x 8'6" [2.55m x 2.60m]

UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring.



SHOWER ROOM/W.C.

5'8" x 5'4" [1.74m x 1.65m]

Fitted with a modern three piece suite comprising a low flush W.C. and wash basin set within a vanity unit with mixer tap, together with a corner walk-in shower cubicle with mixer shower. Tiled flooring, UPVC clad ceiling, chrome ladder style radiator and a frosted UPVC double glazed window to the side elevation.



LOUNGE/DINER

10'5" x 21'4" [3.19m x 6.51m]

A spacious reception room with carpeted flooring, two central heating radiators and an electric fireplace with feature surround. UPVC patio doors provide access to the rear garden.



KITCHEN

7'6" x 11'2" [2.31m x 3.41m]

Fitted with a range of wall and base units with laminate work surfaces incorporating a sink and drainer with mixer tap. Space for a cooker and hob with tiled splashbacks, central heating radiator, laminate flooring and a UPVC double glazed window to the side elevation.

UTILITY ROOM

6'5" x 7'8" [1.96m x 2.36m]

Fitted with additional wall and base units, laminate flooring, central heating radiator, space and plumbing for a washing machine and space for a fridge freezer. UPVC double glazed window and external door to the rear elevation.



OUTSIDE

The property enjoys gardens to the front, side and rear. To the front is a mature garden incorporating raised planted beds, lawned sections and gravelled areas, all enclosed by timber fencing. The side garden continues the attractive theme with further lawned areas, mature planting and raised beds, whilst a flagged pathway leads through to the rear garden. To the rear is a tiered, low maintenance garden laid predominantly with flagstones and steps leading to an upper seating area. The garden also benefits from a detached garage with power and lighting, currently utilised for storage. A concrete driveway to the side provides off road parking for one vehicle.



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.