



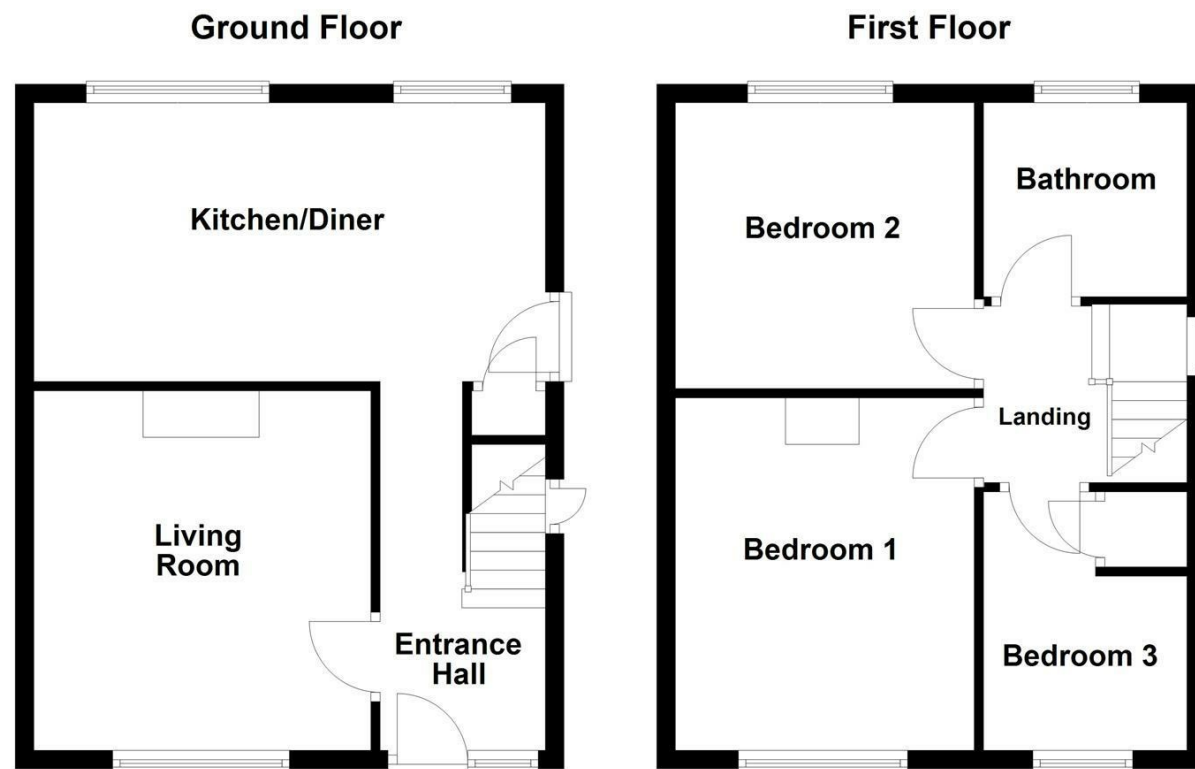
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## 14 The Close, Durkar, Wakefield, WF4 3AG

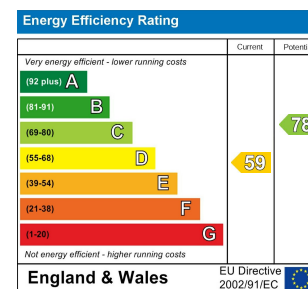
For Sale Freehold £250,000

Situated in the well regarded area of Durkar is this superbly presented three bedroom semi detached home, offering well proportioned accommodation throughout, attractive gardens and generous driveway with a garage.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the living room and kitchen diner. The kitchen diner benefits from useful understairs storage and provides access to the side of the property. To the first floor, the landing provides loft access and leads to three good sized bedrooms, with bedrooms two and three benefitting from built in storage, along with the house bathroom. Externally, the front of the property features a low maintenance gravelled garden with planted borders, mature shrubs and a wall surround, alongside a block paved driveway providing off road parking for up to three vehicles and leading to a detached single garage with up and over door, power and lighting. The property also benefits from an EV charging point to the side. To the rear, there is a low maintenance garden incorporating paved patio seating areas ideal for outdoor dining and entertaining, complemented by planted beds with mature shrubs and flowers. The garden is fully enclosed, making it suitable for both pets and children.

Durkar is a popular location for a wide range of buyers including first time purchasers, growing families and professional couples, with local shops and schools within close proximity and a wider range of amenities available in Wakefield city centre. The area is well served by local bus routes, while Wakefield's train stations provide links to Leeds, Manchester and London. The motorway network is also easily accessible, making it ideal for commuters.

Only a full internal inspection will fully appreciate the space and quality this home has to offer. An early viewing is highly recommended.



### 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.

### 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



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## ACCOMMODATION

### ENTRANCE HALL

12'8" x 5'10" (3.87m x 1.80m)

Front entrance door with frosted panel, frosted UPVC double glazed window to the front, coving to the ceiling, dado rail, central heating radiator and stairs to the first floor landing. Door through to the living room and opening into the kitchen diner.

### LIVING ROOM

11'10" x 12'9" (3.63m x 3.90m)

UPVC double glazed window to the front, central heating radiator and coving to the ceiling.



### KITCHEN DINER

18'2" x 9'10" (5.55m x 3.01m)

Two UPVC double glazed windows to the rear, frosted UPVC

double glazed door to the side, central heating radiator and access to understairs storage. Fitted with a range of modern wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, four ring electric hob with stainless steel splashback and extractor above, integrated oven and space for a washing machine, dishwasher and American style fridge freezer.



### FIRST FLOOR LANDING

6'2" x 7'1" (1.90m x 2.16m)

UPVC double glazed window to the side, loft access, coving to the ceiling and doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE

10'9" x 12'9" (3.30m x 3.90m)

UPVC double glazed window to the front, central heating radiator and coving to the ceiling.



### BEDROOM TWO

9'11" x 10'10" (3.03m x 3.31m)

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and fitted wardrobe.



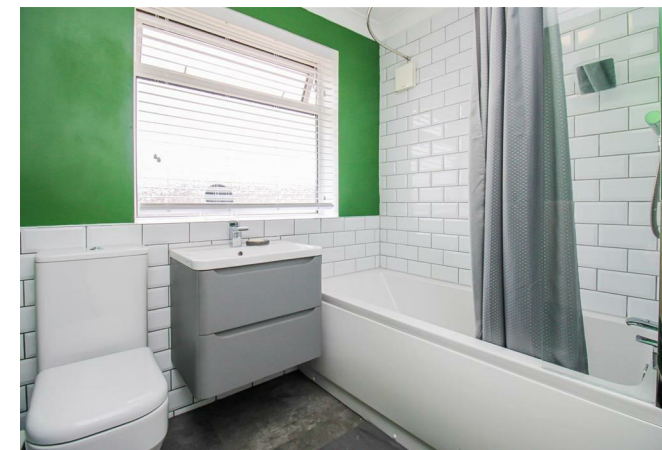
### BEDROOM THREE

10'4" x 7'2" (3.16m x 2.20m)

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and bulkhead storage.

### HOUSE BATHROOM/W.C.

Frosted UPVC double glazed window to the rear, central heating radiator, low flush WC, wash basin with storage below and panel bath.



## OUTSIDE

To the front, the garden is mainly pebbled with planted borders of mature shrubs and flowers, enclosed by walls. A block paved driveway provides off road parking and continues down the side of the property, offering space for up to three vehicles and leading to a single attached garage with up and over door, power, lighting and EV charging point. To the rear, the garden is designed for low maintenance, incorporating paved patio areas ideal for outdoor dining, along with planted beds with railway sleeper borders and mature shrubs. The garden is fully enclosed by timber fencing, making it suitable for both pets and children.



## 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.