WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
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# 52 Howard Crescent, Durkar, Wakefield, WF4 3AH

## For Sale Freehold £235,000

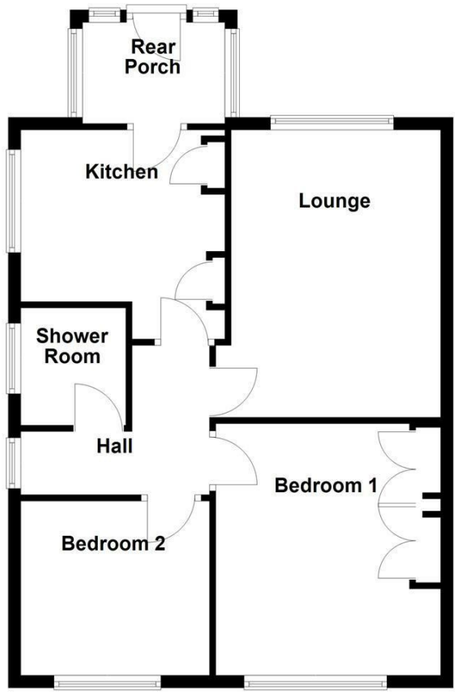
Situated in Durkar is this recently renovated two bedroom semi detached bungalow offers modern living with excellent amenities. The property benefits from driveway parking, a detached garage, and low maintenance gardens to both the front and rear.

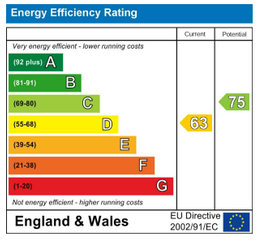
The accommodation briefly comprises of a rear entrance porch, a well appointed kitchen, a spacious lounge, two comfortable bedrooms, and a contemporary shower room. Externally, the home features low maintenance gardens at the front and rear, along with a side driveway leading to the detached garage.

Ideally located, the property is within close proximity to local shops, supermarkets, and essential services, while also offering convenient access to major motorway networks for travel further afield.

Ready to move into immediately, with no chain and a vacant possession, this home is highly recommended for viewing.

### Ground Floor




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

### REAR PORCH
7'8" x 5'4" (2.36m x 1.64m)
UPVC double glazed windows to the sides and rear, central heating radiator, door into the kitchen.

### KITCHEN
11'0" x 8'9" (3.36m x 2.67m)
UPVC glazed windows to the side elevation, central heating radiator, two built in storage cupboards. A range of wall and base storage units with laminate worktops, stainless steel sink and drainer unit, space for a washing machine, space for a fridge freezer.

### LOUNGE
15'8" x 11'9" (4.80m x 3.59m)
UPVC double glazed window to the rear elevation, central heating radiator, wall mounted electric fire.

### BEDROOM ONE
13'2" x 11'9" (4.03m x 3.60m)
UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes to one side.

### BEDROOM TWO
10'0" x 9'3" (3.05m x 2.84m )
UPVC double glazed window to the front elevation and a central heating radiator.

### SHOWER ROOM
6'3" x 5'10" (1.91m x 1.80m)
Frosted UPVC double glazed window to the side, central heating radiator, fully tiled walls. A three piece suite comprising of a walk in shower with sliding door and wall mounted shower, wash hand basin, and WC.

### OUTSIDE
To the front, a driveway provides parking for three to four cars, with gated entry, a low maintenance pebble lawn, and shrub and soil borders. To the side is a garage with up and over door, side entrance, and storage space. To the rear of the property is a low maintenance flagged yard with split levels leading up to a further low maintenance garden with shrub and soil borders.

### 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.