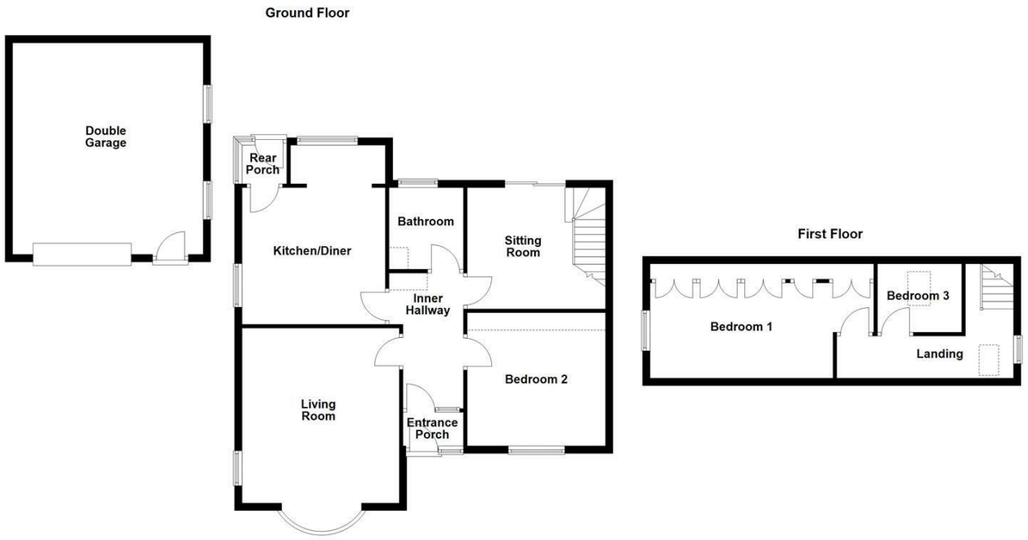

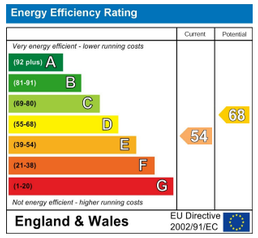

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

88 Durkar Lane, Crigglestone, Wakefield, WF4 3HY

For Sale Freehold £380,000

Situated in this desirable area of Wakefield is this generously proportioned three bedroom detached dormer bungalow, offering spacious and versatile accommodation throughout. Boasting ample reception space, attractive front and rear gardens, off street parking and a detached double garage, this impressive home is certainly one not to be missed.

The accommodation briefly comprises an entrance porch leading into the inner hallway, which provides access to a useful storage cupboard, the living room, kitchen diner, bathroom, sitting room and bedroom two. The kitchen diner in turn leads through to the rear porch and out into the rear garden. The sitting room also offers access to the rear garden, along with stairs rising to the first floor landing. To the first floor are further storage areas together with bedrooms one and three. To the front of the property is an attractive garden incorporating concrete and pebbled areas with mature shrubs and trees, enclosed by walls and fencing. A block paved driveway provides ample off street parking and extends down the side of the property, with paved steps leading to the front entrance door. The enclosed rear garden features lawned areas, planted borders with mature trees, shrubs and flowers, together with block paved and paved patio seating areas, ideal for outdoor dining and entertaining. To the rear stands a detached double garage fitted with up-and-over doors, power and lighting, as well as a separate side access store and greenhouse style lean to situated behind. The fully enclosed garden makes an ideal space for both children and pets.

The property is ideally suited to a wide range of buyers, including those looking to downsize as well as growing families. A range of local shops, schools and amenities can be found within walking distance, with more extensive facilities available within Wakefield city centre. Excellent transport links are nearby, including regular local bus routes and two train stations offering connections to major cities such as Leeds, Manchester and London. The property also benefits from convenient access to the M1 motorway for those commuting further afield.

Only a full internal inspection will truly reveal all that this fantastic home has to offer, and an early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE PORCH
A frosted UPVC double glazed entrance door leads into the entrance porch, with a further timber framed frosted glazed door providing access into the inner hallway.

INNER HALLWAY
11'11" (max) x 6'7" (min) x 5'4" (3.65m (max) x 2.03m (min) x 1.65m)
Featuring coving to the ceiling, a central heating radiator, fitted storage cupboard and doors providing access to the living room, kitchen diner, bathroom, sitting room and bedroom two.

LIVING ROOM
13'11" x 15'5" (4.25m x 4.70m)
A spacious reception room benefiting from a UPVC double glazed window to the side elevation and a UPVC double glazed bow window to the front. The room also features coving to the ceiling, a central heating radiator and a gas fireplace with marble hearth and surround incorporating a wooden mantel.

KITCHEN DINER
17'1" (max) x 12'7" (min) x 5'5" (5.22m (max) x 3.85m (min) x 1.67m)
Fitted with two UPVC double glazed windows to the side and rear elevations, central heating radiators and a frosted UPVC double glazed door leading through to the rear porch. The kitchen features exposed ceiling beams together with a range of shaker style wall and base units incorporating work surfaces over, a stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splashbacks, four ring induction hob with extractor hood above and an integrated double oven. There is also plumbing for a washing machine and slimline dishwasher, along with an integrated under-counter fridge and freezer.

REAR PORCH
3'9" x 4'0" (1.16m x 1.22m)
Surrounded by single pane timber framed windows with a single-pane timber framed door leading out to the rear garden.

SITTING ROOM
10'7" (max) x 12'2" (min) x 9'3" (3.25m (max) x 3.73m (min) x 2.82m)
Featuring a set of UPVC double glazed sliding doors leading out to the rear garden, central heating radiator, coving to the ceiling and stairs rising to the first-floor landing.

BATHROOM
6'7" (max) x 7'7" (min) x 5'5" (2.01m (max) x 2.33m (min) x 1.66m)
Comprising a frosted UPVC double glazed window to the rear elevation, central heating radiator, low flush WC, pedestal wash basin and panelled bath with mains fed overhead shower and additional shower attachment. The walls are finished with partial wet wall panelling and full tiling throughout the remainder of the room. There is also a fitted storage cupboard housing the water tank.

BEDROOM TWO
11'8" x 12'2" (3.58m x 3.72m)
Having a UPVC double glazed window to the front elevation, coving to the ceiling, central heating radiator and a range of fitted wardrobes and storage units together with a vanity unit featuring partially mirrored doors.

FIRST FLOOR LANDING
15'5" (max) x 5'10" (min) x 3'8" (4.72m (max) x 1.78m (min) x 1.14m)
With skylight window, UPVC double glazed window to the side elevation, exposed beam, central heating radiator, access to storage areas and doors leading to bedrooms one and three.

BEDROOM ONE
20'2" (max) x 8'4" (min) x 4'3" (6.15m (max) x 2.55m (min) x 1.30m)
Having a UPVC double glazed window to the side elevation, exposed beams, central heating radiator and a range of fitted wardrobes and storage cupboards.

BEDROOM THREE
6'0" x 7'5" (1.85m x 2.27m)
Featuring a skylight window and central heating radiator.

OUTSIDE
The front garden is mainly planted throughout, incorporating pebbled beds with mature shrubs and flowers, enclosed by a wall surround. A block paved driveway provides off road parking and extends down the east side of the property, with a paved pathway leading to the front entrance door. The rear garden incorporates lawned areas with planted borders containing mature shrubs, flowers and trees, together with a block paved driveway providing additional off road parking access from the front. There are several canopy style patio seating areas, ideal for outdoor dining and entertaining. To the rear of the double garage is a greenhouse-style lean-to, offering further storage space. The garden is fully enclosed by hedging and timber fencing, making it ideal for children and pets.

DOUBLE GARAGE
18'8" x 16'11" (5.70m x 5.16m)
Situated to the rear of the property and fitted with an up-and-over door together with a separate timber side access door. The garage also benefits from two UPVC double glazed windows to the side elevation, power, lighting and a vaulted ceiling, ideal for additional storage.

COUNCIL TAX BAND
The council tax band for this property is D.

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.

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.