



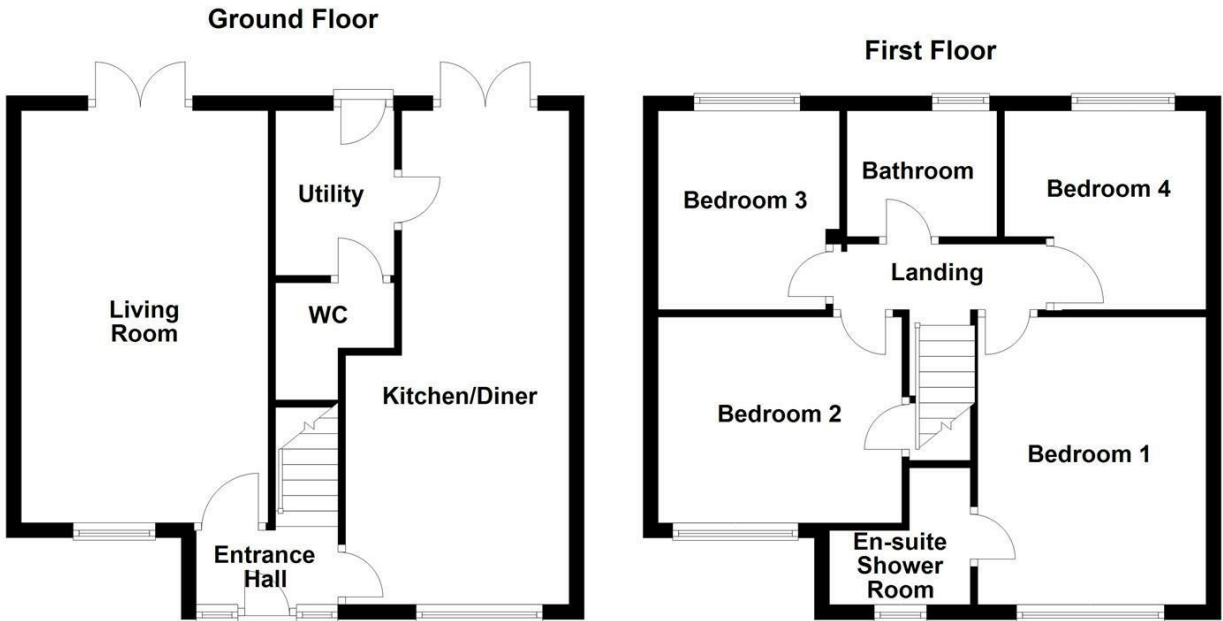
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

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01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



17 The Crimbles, Durkar, Wakefield, WF4 3EX

For Sale Freehold £425,000

Nestled into this sought after cul-de-sac location in the Durkar area of Wakefield is this four bedroom detached home. Benefitting from well proportioned accommodation throughout including a spacious living room and open plan kitchen diner, this property is certainly not one to be missed.

The accommodation briefly comprises of entrance hall, spacious living room, open plan kitchen dining room patio doors to the rear garden, access to the utility room with further access to the downstairs W.C. to complete the accommodation on the ground floor. To the first floor landing there is loft access, four bedrooms and the house bathroom/w.c. Bedroom one benefits from en suite shower room facilities. The front garden is mainly laid to lawn with planted features and mature shrubs. A block paved driveway runs alongside the property, offering off road parking and leading to a single detached garage with a manual up and over door. The rear garden is also laid to lawn, south facing, featuring a paved patio ideal for outdoor dining, along with mature shrubs, trees, and timber fencing, ideal for pets and children.

Located in the popular area of Durkar, the property is nearby to local amenities such as Asda superstore, public houses, restaurants, canal walks and Pugneys water park.

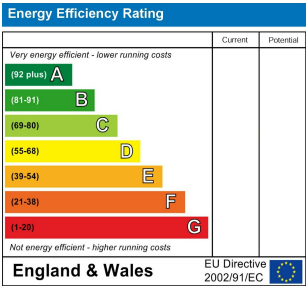
Well presented throughout and aptly placed for transport links, this property would make an ideal purchase for a range of buyers and only a full internal inspection will show what is on offer at this quality home and an early viewing comes highly advised to avoid disappointment.

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

ENTRANCE HALL

Front door with frosted glass pane into the entrance hall. Coving to the ceiling, stairs to the first floor landing, central heating radiator. Doors to the living room and kitchen/diner.

KITCHEN/DINER

21'10" x 9'10" [max] x 7'10" [min] [6.66m x 3.01m [max] x 2.4m [min]]
Door to the utility room. Two UPVC double glazed windows to the front and rear, two central heating radiators, partial coving to the ceiling, partial spotlighting. A range of wall and base units with laminate worksurface over, stainless steel 1 1/2 sink and drainer with mixer tap, five ring gas hob with stainless steel extractor hood above and partial laminate splashback, integrated oven, integrated dishwasher, integrated fridge freezer.

UTILITY

6'9" x 4'10" [2.08m x 1.48m]
Frosted door to the rear garden, door to the downstairs W.C., central heating radiator. A range of wall and base units with laminate worksurface over, space and plumbing for a washing machine.

DOWNSTAIRS W.C.

5'2" x 4'10" [max] x 3'0" [min] [1.6m x 1.48m [max] x 0.92m [min]]
Central heating radiator, low flush W.C., pedestal wash basin with tiled splashback.

LIVING ROOM

10'10" x 18'1" [3.31m x 5.52m]
UPVC double glazed window to the front, UPVC double glazed French doors to the rear, coving to the ceiling, two central heating radiators, electric fireplace with marble hearth surround and modern mantle.



FIRST FLOOR LANDING

Loft access. Doors to four bedrooms and the house bathroom.

BEDROOM ONE

10'2" x 12'8" [3.1m x 3.88m]
UPVC double glazed window to the front, door to en suite shower room, central heating radiator.



EN SUITE SHOWER ROOM

6'0" x 6'8" [max] x 2'5" [min] [1.84m x 2.04m [max] x 0.75m [min]]
Frosted UPVC double glazed window to the front, ladder style central heating radiator, extractor fan, low flush W.C., ceramic wash basin with mixer tap, shower cubicle with mains fed showerhead attachment and glass shower screen.

BEDROOM TWO

8'11" x 11'0" [2.73m x 3.37m]
UPVC double glazed window to the front, central heating radiator, over stairs storage cupboard.



BEDROOM THREE

8'10" x 7'11" [2.71m x 2.43m]
UPVC double glazed window to the rear, central heating radiator.



BEDROOM FOUR

8'10" x 8'11" [max] x 7'1" [min] [2.71m x 2.74m [max] x 2.17m [min]]
UPVC double glazed window to the rear, central heating radiator.

BATHROOM

7'1" x 5'7" [2.18m x 1.71m]
Frosted UPVC double glazed window to the rear, extractor fan, ladder style central heating radiator. Low flush W.C., pedestal wash basin, panelled bath with mixer tap and shower head attachment, half tiling.



OUTSIDE

To the front of the property the garden is mainly laid to lawn with planted features and incorporates mature shrubs. Running down the side of the property is a block paved driveway providing off road parking and leading to a single detached garage with manual up and over door at the rear. To the rear of the property the garden is mainly laid to lawn, is south facing and incorporates a paved patio area, perfect for outdoor dining and entertaining purposes, mature shrubs and mature trees. The garden itself is fully enclosed by timber fencing, ideal for pets and children.



COUNCIL TAX BAND

The council tax band for this property is E.

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.