Richard Kendall Estate Agent

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21D Durkar Lane, Durkar, WF4 3AS

For Sale Freehold £190,000

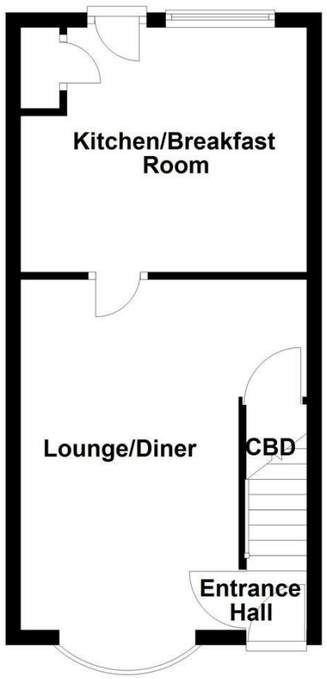
An ideal opportunity for the first time buyer or professional couple looking to gain access onto the property market with this attractive and well presented two bedroom mid town house, benefitting from UPVC double glazing and gas central heating.

The accommodation briefly comprises entrance hall, spacious lounge/diner, modern fitted breakfast kitchen, first floor landing, two double bedrooms and the modern house bathroom.. Outside, there is a attractive lawned garden to the front with a paved pathway to the front door and around the side of the property to the rear. To the rear of the property the garden is fairly low maintenance and includes a paved patio area, a pebbled area, a timber shed and is fully enclosed by walls and timber fencing.

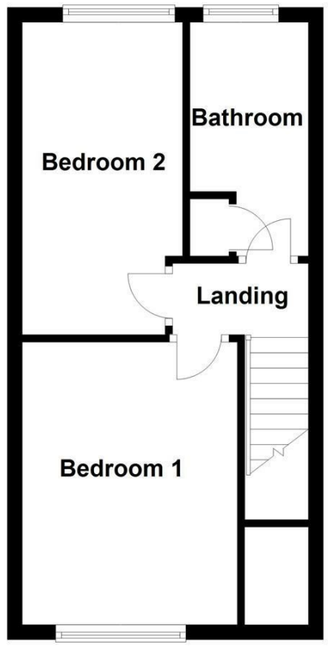
The property is well placed for amenities including local shops, schools and bus routes travelling to and from Wakefield city centre. Excellent access to junction 39 of the M1 motorway for those wishing to work or travel further afield.

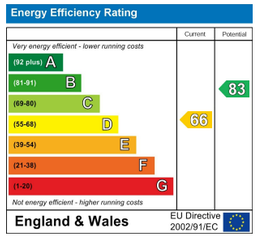
Offered for sale with no chain involved, an early viewing comes highly recommended to avoid any disapointment.

Ground Floor



First 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

ENTRANCE HALL
UPVC double glazed front entrance door, central heating radiator, staircase to the first floor landing and door to the lounge/diner.

LOUNGE/DINER
17'1" x 9'3" (min) x 12'8" (max) (5.22m x 2.83m (min) x 3.88m (max))
UPVC double glazed bay window to the front, coving to the ceiling, central heating radiator, electric fire with decorative hearth and wooden surround. Understairs storage cupboard and door to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
9'2" x 12'8" (2.81m x 3.88m)
UPVC double glazed window to the rear, UPVC double glazed door to the rear, central heating radiator, door into a storage cupboard housing the boiler, wood effect flooring. Comprising a range of wall and base units with laminate work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated oven and grill, four ring touch screen electric hob with stainless steel cooker hood above, tiled splashback, plumbing for a washing machine, space for a fridge/freezer.

FIRST FLOOR LANDING
Loft access, doors to two bedrooms and the house bathroom.

BEDROOM ONE
12'7" x 9'4" (3.86m x 2.85m)
UPVC double glazed window to the front, central heating radiator and fitted double wardrobes.

BEDROOM TWO
13'9" x 6'3" (min) x 7'1" (max) (4.20m x 1.93m (min) x 2.18m (max))
UPVC double glazed window to the rear and central heating radiator.

BATHROOM
3'7" x 5'3" (1.11m x 1.62m)
Frosted UPVC double glazed window to the rear, central heating radiator. Comprising of a three piece suite with a low flush W.C., panelled bath with mixer tap and electric shower over, pedestal wash basin with mixer tap. Door into a storage cupboard with fixed shelving.

OUTSIDE
To the front of the property there is an attractive lawned front garden with a concrete pathway leading centrally through the middle, to the front entrance door and down the side to the rear. To the rear of the property the garden is fairly low maintenance with a paved patio area, perfect for outdoor dining and entertaining purposes, a pebbled area and a timber shed, the garden is fully enclosed by walls and timber fencing.

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.

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.