Richard Kendall Estate Agent

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100 Hollin Drive, Durkar, Wakefield, WF4 3PR

For Sale Freehold £250,000

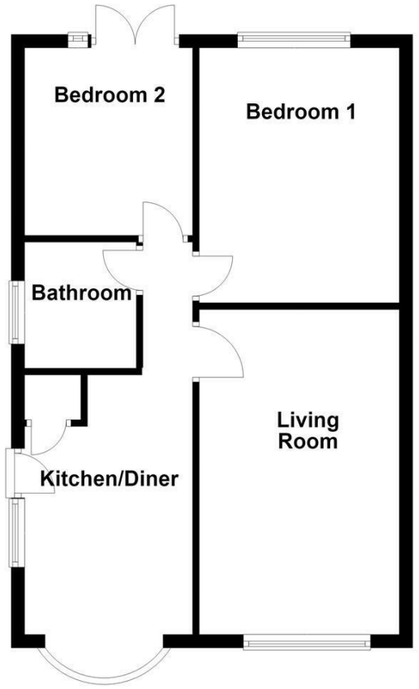
Proudly presented to the market is this modernised two bedroom semi detached true bungalow, situated within the sought after area of Durkar. Beautifully presented and ready to move straight into, the property offers two double bedrooms, contemporary interiors, ample off road parking and an attractive enclosed rear garden.

The accommodation briefly comprises a modern Shaker style fitted kitchen with useful storage and a cupboard housing the gas combination boiler. An inner hallway provides access to the spacious living room, two well proportioned double bedrooms with fitted wardrobe space and a contemporary three piece bathroom. Externally, a block paved driveway provides ample off road parking alongside an attractive lawned frontage. To the rear is an enclosed lawned garden with access to the detached garage, which benefits from a manual up and over door, power and lighting. A timber pergola creates an ideal space for outdoor dining, entertaining and summer barbecues.

The property is particularly well suited to those looking to downsize or seeking a comfortable, ready to move into bungalow. Durkar offers convenient access to a range of local shops, amenities and schools, together with excellent motorway connections and countryside walks nearby.

An early viewing is highly recommended to fully appreciate the presentation, location and accommodation this superb bungalow has to offer.

Ground Floor

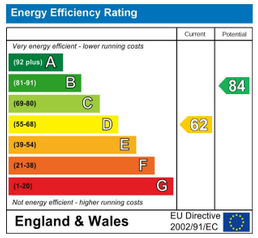


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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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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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

KITCHEN/DINER
12'8" x 9'10" (3.87m x 3.02m)
UPVC side entrance door leading into the kitchen. Fully tiled flooring and fitted with a Shaker style range of wall and base units with laminate work surfaces over. Integrated oven, four ring gas hob with tiled splashback and stainless steel extractor hood above. Stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and space for a fridge freezer. Breakfast bar area, UPVC double glazed window overlooking the side elevation, UPVC double glazed bay window to the front elevation and spotlights to the ceiling. Useful storage cupboard housing the gas combination boiler.



INNER HALLWAY
Providing access to the lounge, bedroom one, bedroom two and the house bathroom. Loft access also provided.

LIVING ROOM
9'5" x 15'8" (2.89m x 4.80m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.



BATHROOM/W.C.
5'10" x 5'0" (1.78m x 1.53m)
Fitted with a modern three piece suite comprising low flush W.C., wash hand basin with mixer tap and storage cupboard below, together with a panelled bath with mixer tap, shower attachment and shower over. Chrome ladder style radiator, tiled flooring, tiled walls around the bath extending to the ceiling, spotlights to the ceiling and frosted UPVC double glazed window overlooking the side elevation.



BEDROOM ONE
13'2" x 11'9" (4.02m x 3.60m)
Carpeted flooring, UPVC double glazed window overlooking the rear elevation, central heating radiator and a range of fitted wardrobes.



BEDROOM TWO
10'0" x 9'10" (3.05m x 3.00m)
Carpeted flooring, UPVC double glazed patio doors providing access to the rear garden and fitted wardrobes.



OUTSIDE
To the front of the property is a block paved driveway providing off road parking, together with a lawned garden area. The block paving continues to the side of the property, providing access to the detached garage and rear garden. The detached garage benefits from power and lighting, together with a manual up and over door. There is also an extended storage section to the garage, currently used for storage and fitted with a range of units. To the rear is an enclosed lawned garden with timber fencing and access to a pergola style seating area with timber decking.



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.

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.