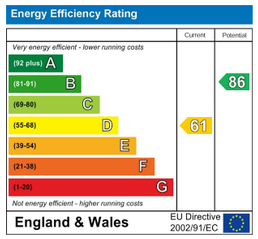


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

444 Denby Dale Road East, Durkar, Wakefield, WF4 3AE

For Sale Freehold £170,000

Set back from the main roadside, this superbly appointed three bedroom mid terrace property offers generous, well arranged accommodation over three levels.

The ground floor comprises a spacious lounge, a modern kitchen/diner, and access to the cellar. Stairs lead to the first floor, which provides two well proportioned bedrooms and the main family bathroom. A further staircase leads to the second floor, featuring bedroom one. Externally, the property offers low maintenance front and rear gardens, including a flagged patio area.

The home is well placed for local amenities such as shops, schools, and bus routes, and enjoys convenient access to the wider motorway network, ideal for those commuting locally or further afield.

This property represents an excellent opportunity for first-time buyers, couples, or families looking to gain a foothold on the property market. Early viewing is highly recommended.

ACCOMMODATION

LOUNGE
14'10" x 11'11" (4.54m x 3.65m)
Frosted UPVC double glazed entrance door into the lounge. UPVC double glazed window to the front, central heating radiator, coving to the ceiling.

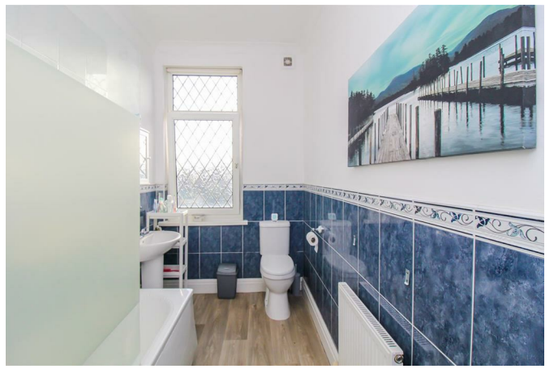
KITCHEN/DINER
11'9" x 13'3" (3.59m x 4.06m)
UPVC double glazed window to the rear, coving to the ceiling, door to the rear garden, access down to the cellar, door to stairs providing access to the first floor landing. A range of wall and base units with worktops over, stainless steel sink and drainer, four ring gas hob, plumbing for washing machine, space for a dishwasher, integrated oven and grill, space for fridge.

FIRST FLOOR LANDING
Access to bedrooms two, three and the house bathroom. Further door providing access to bedroom one via the stairs with a UPVC double glazed window.

BEDROOM TWO
8'11" x 11'11" (2.73m x 3.65m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling.

BEDROOM THREE
13'5" x 8'11" (max) x 5'8" (min) (4.09m x 2.73m (max) x 1.75m (min))
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.

BATHROOM
11'11" x 5'7" (3.65m x 1.72m)
Frosted UPVC double glazed window to the front, central heating radiator, part tiled walls, dado rail. Low flush W.C., pedestal wash basin, panelled bath with mixer shower over.



BEDROOM ONE
12'10" x 15'11" (3.93m x 4.87m)
Two double glazed Velux windows to the front and rear, central heating radiator, access into the eaves.

OUTSIDE
To the front of the property there is a pebbled buffer garden with access to the property. The rear garden is a low maintenance paved patio with steps leading down to a further paved patio area and space for a garden shed.

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

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.