Richard Kendall Estate Agent

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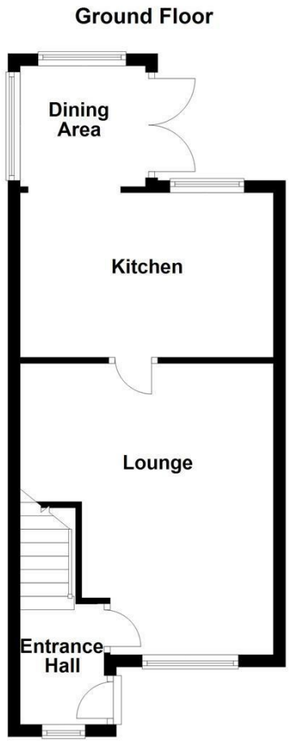
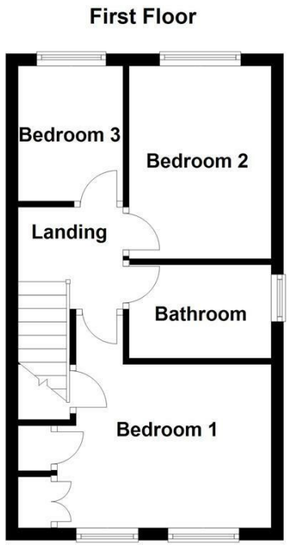
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





21 Durkar Rise, Crigglestone, Wakefield, WF4 3QB

For Sale Freehold £270,000

Enjoying a pleasant cul de sac position in the highly desirable location of Crigglestone, is this superbly appointed and extended three bedroom detached home, offering well presented accommodation throughout and benefitting from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hallway, lounge and an extended breakfast kitchen with dining area to the rear. To the first floor, there are three bedrooms, two of which are good sized doubles, served by a modern house bathroom. Externally, a tarmac driveway provides off street parking to the front. To the rear, there is an attractive, low maintenance, two tier flagged garden, ideal for outdoor seating and entertaining.

The property is well placed for local amenities including nearby shops and schools, being within walking distance of St James Junior & Infants School and with regular bus routes close by. Asda, Pugneys Country Park and Newmillerdam are all within easy reach, and there is convenient access to the motorway network.

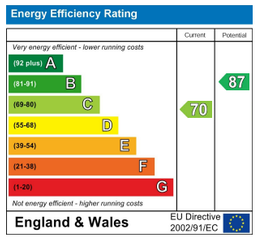
An attractive home ideally suited to working couples, families or those looking to downsize. Early viewing is highly recommended.

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
A composite side entrance door leads into the entrance hall with double glazed UPVC window to the front, storage cupboard, radiator, staircase leading to the first floor and coving to the ceiling.

LOUNGE
10'5" (min) x 13'7" (max) x 15'9" (3.19m (min) x 4.16m (max) x 4.81m)
Double glazed UPVC window to the front elevation, coving to the ceiling, radiator, contemporary electric fire and door leading into the kitchen.

KITCHEN
8'9" x 13'6" (2.67m x 4.14m)
Fitted with a range of modern wall and base units with work surfaces incorporating stainless steel sink and drainer with mixer tap, plumbing for washing machine and slimline dishwasher, space for fridge, built in oven and grill with gas hob and extractor hood above, tiled splashbacks, recessed spotlights, double glazed UPVC window to the rear, radiator and herringbone effect flooring.

DINING AREA
7'4" x 6'7" (2.25m x 2.03m)
Double glazed windows to the rear and side elevations, French doors to the side, radiator, recessed spotlights and herringbone effect flooring.

FIRST FLOOR LANDING
Coving to the ceiling, loft access with drop down ladder and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
11'5" (max) x 8'10" (min) x 11'6" (3.48m (max) x 2.70m (min) x 3.51m)
Double glazed UPVC window to the front elevation, radiator, fitted wardrobes, coving to the ceiling and door to airing cupboard.

BEDROOM TWO
7'7" x 10'7" (2.33m x 3.24m)
Radiator, double glazed UPVC window to the rear elevation and coving to the ceiling.

BEDROOM THREE
7'9" x 5'10" (2.37m x 1.79m)
Radiator, double glazed UPVC window to the rear elevation and coving to the ceiling.

BATHROOM/W.C.
7'6" x 5'0" (2.29m x 1.54m)
Wash basin set into vanity unit, panelled bath with mixer shower and separate attachment, fully tiled walls, heated towel radiator, recessed spotlights and double glazed frosted UPVC window to the side.

OUTSIDE
To the front is a tarmac driveway providing off street parking for two vehicles. Whilst to the rear

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

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.

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.