



#### 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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 5 Barkers Road, Durkar, Wakefield, WF4 3AR

### For Sale Freehold £250,000

An attractive and extended two bedroom semi detached true bungalow tucked away in a location in the highly desirable location of Durkar with ample amenities on hand and excellent transport links close by.

The property has been modernised throughout and is presented to a move-in ready condition. There is an entrance hall which leads off to two bedrooms, lounge, shower room and the open plan living/dining/kitchen. Externally there are attractive and well maintained gardens to the front and rear, as well as a driveway leading to the detached single garage providing off road parking.

Durkar itself plays host to a range of amenities including shops and schools with fantastic access to the M1 motorway network for those wishing to commute. Main bus routes run to and from Wakefield city centre which is only a short distance away.

The property is offered with no onward chain and a viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Composite entrance door, double central heating radiator, loft hatch for loft access, doors to the two/three bedrooms, shower room and open plan living/dining/kitchen.

### LIVING/DINING/KITCHEN

18'1" [max] x 16'4" [5.53m [max] x 5.0m]

Stylish and modern fitted kitchen with a range of wall and base units with complementary wood effect work surface over incorporating 1 1/2 sink and drainer with swan neck mixer tap, integrated electric oven, four ring gas hob and extractor hood over. Range of integrated appliances including full size dishwasher and fridge/freezer. Wood effect flooring, UPVC double glazed window to the front and spotlights. Open to the lounge/dining area with spotlights, two UPVC double glazed windows and French doors to the rear garden, useful cupboard housing the boiler with shelving within.



### LOUNGE

14'10" x 10'10" [4.54m x 3.32m]

UPVC double glazed bay window to the front, double central heating radiator and coving to the ceiling.



### BEDROOM ONE

12'0" x 11'11" [3.66m x 3.64]

UPVC double glazed window to the rear and double central heating radiator.



### BEDROOM TWO

8'9" x 8'4" [2.68m x 2.55m]

UPVC double glazed window to the front, double central heating radiator and useful built in storage with shelving.



### SHOWER ROOM/W.C.

5'4" x 5'11" [1.64m x 1.82m]

Walk in shower with glazed sliding screen door and electric shower, wash hand basin with mixer tap and low

flush w.c. Vinyl flooring, extractor fan and chrome heated towel rail.



### OUTSIDE

To the front of the property is an attractive lawned garden with a range of mature shrubs and a driveway leading to the detached single garage. To the rear is an enclosed low maintenance garden with small artificail lawn area, paved patio seating area, gravelled area and a range of mature shrubs and beds. The garden is enclosed by hedges and fencing.



### 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.