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68 Hollin Drive, Durkar, Wakefield, WF4 3PR

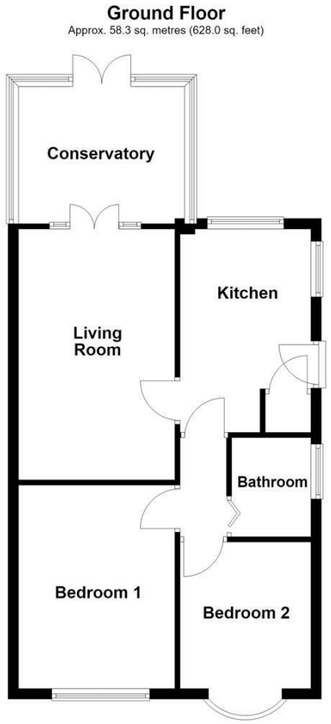
For Sale Freehold £220,000

Situated on the well regarded Hollin Drive in the desirable area of Durkar is this well presented two bedroom semi detached true bungalow. Offering well proportioned accommodation throughout, the property benefits from two good sized bedrooms, generous reception space, front and rear gardens, ample off road parking and a detached garage, making it an ideal purchase for a variety of buyers.

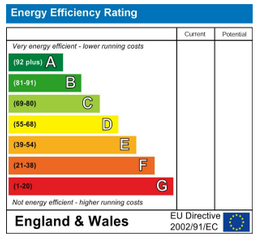
The accommodation briefly comprises a fitted kitchen with a useful storage cupboard housing the Worcester combination boiler, together with access to both the living room and an inner hallway. The spacious living room leads through to a conservatory overlooking the rear garden, whilst the inner hallway provides access to the loft space, two bedrooms and the bathroom. Externally, the front of the property enjoys a lawned garden complemented by mature planted borders and established shrubs. A concrete driveway provides ample off road parking and extends along the side of the property to a detached single garage with up and over door, power and lighting. The property also benefits from an EV charging point. The rear garden is predominantly laid to lawn and features mature shrubs and flowering borders, together with a paved patio seating area, creating an excellent space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, offering both privacy and security.

Durkar is a highly regarded residential location, popular with a range of buyers due to its excellent access to local amenities, shops and schools, whilst larger facilities can be found within nearby Wakefield city centre. Regular bus services operate close by and Sandal & Agbrigg railway station is only a short distance away, with further rail links available from Wakefield's city centre stations providing direct services to Leeds, Manchester and London. The M1 motorway network is also easily accessible, making the property ideal for commuters. In addition, a number of popular beauty spots including Newmillerdam, Sandal Castle and Pugneys Country Park are all within easy reach.

An early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.



Total area: approx. 58.3 sq. metres (628.0 sq. feet)



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

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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.



ACCOMODATION

KITCHEN
12'9" x 8'3" (3.90m x 2.52m)

Entered via a composite side entrance door with frosted glazed panel. The kitchen features a central heating radiator, coving to the ceiling, inset ceiling spotlights, access to a storage cupboard housing the Worcester combi boiler, and doors leading through to the living room and inner hallway. Fitted with a range of wall and base units incorporating laminate work surfaces, composite sink and drainer with mixer tap, tiled splashbacks, four ring gas hob with stainless steel splashback, integrated oven, and space and plumbing for a washing machine and fridge freezer. Timber framed double glazed windows overlook the side and rear elevations.

LIVING ROOM
15'10" x 9'10" (4.85m x 3.02m)

A well proportioned reception room with UPVC double glazed French doors leading through to the conservatory. Benefiting from coving to the ceiling, dado rail, central heating radiator and a gas fireplace with marble hearth and wooden mantel.



CONSERVATORY
8'6" x 9'10" (2.60m x 3.00m)

A bright additional reception space surrounded by UPVC double glazed windows with fitted blinds. Featuring a vaulted lantern style ceiling, central heating radiator and UPVC double glazed French doors opening out to the rear garden.



INNER HALLWAY
Dado rail, loft access and doors leading to both bedrooms and the bathroom.

BEDROOM ONE
12'9" x 9'10" (3.90m x 3.00m)

A double bedroom with inset ceiling spotlights, coving to the ceiling, central heating radiator and timber framed double glazed window with partial stained glass detail to the front elevation.



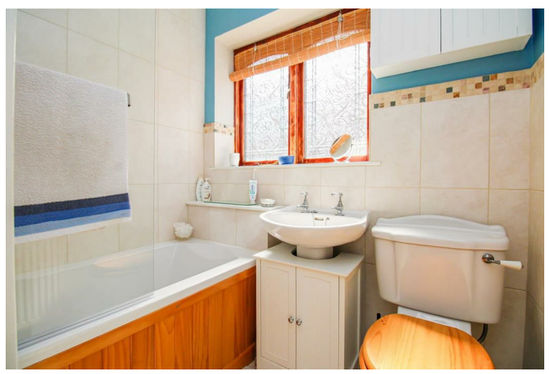
BEDROOM TWO
10'2" max x 8'2" (3.10m max x 2.50m)

A timber framed stained glass double glazed bow window to the front elevation, coving to the ceiling and central heating radiator.



BATHROOM/W.C.
6'2" x 5'4" (1.90m x 1.63m)

Appointed with a low flush W.C., pedestal wash basin and panelled bath with electric shower attachment and glazed shower screen. The room also benefits from a frosted timber framed double glazed window to the side elevation, central heating radiator, coving to the ceiling and partial wall tiling.



OUTSIDE
To the front of the property is a lawned garden with mature flowers and shrubbery, together with a concrete driveway providing off road parking for several vehicles and leading to a single detached garage with up and over door, power and lighting. The rear garden is also mainly laid to lawn and incorporates mature shrubs and flowers, together with a block paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for children and pets. An EV charging point is also located to the rear of the property.





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.