



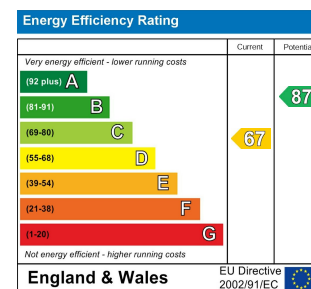
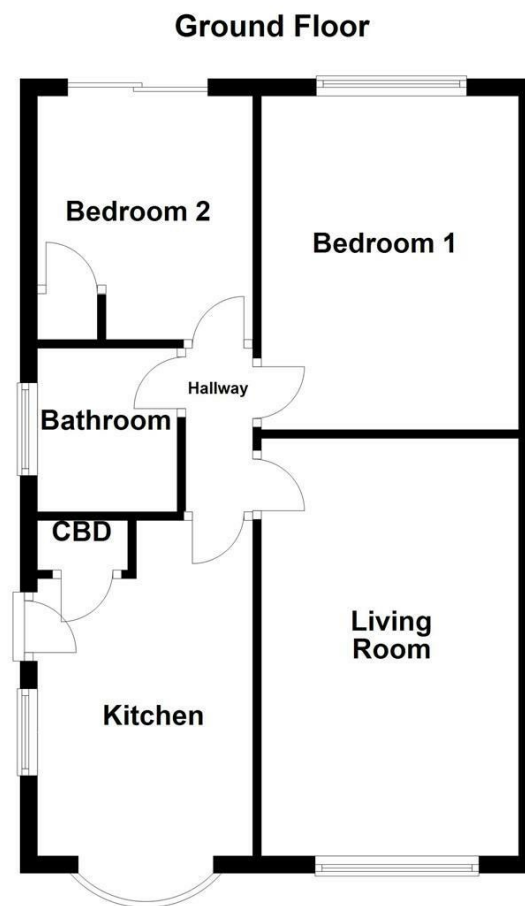
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35 Gillion Crescent, Durkar, Wakefield, WF4 3PP

For Sale Freehold £235,000

Enjoying a cul-de-sac location is this two bedroom semi detached true bungalow, renovated to a high standard throughout including plastering, deep coving to the ceilings, re-wiring, heat efficient milano curved double and triple radiators, Viessmann energy efficient central heating boiler, modern Alabaster shaker style kitchen, ample off road parking, detached garage and enclosed landscaped rear garden.

The property briefly comprises of modern fitted kitchen with integrated appliances, inner hallway, spacious living room with feature fireplace, two double bedrooms and contemporary bathroom/w.c. Outside to the front is a slate garden with block paved driveway running down the side of the property providing ample off road parking leading to the single detached garage. To the rear is an attractive lawned garden and block paved patio area, enclosed by timber fencing.

The property is ideally located for all local amenities including shops and schools, with ASDA Superstore only a short distance away. Main bus routes run to and from Wakefield town centre and for those who wish to travel further afield, Junction 39 of the M1 motorway is only a short drive away.

Well presented throughout, this superb bungalow has had many improvements over the last few years and it really is only with a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes 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

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*your home may be repossessed if you do not keep up repayments on your mortgage

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ACCOMMODATION

KITCHEN

12'8" [max] x 10'10" [min] x 8'2" [3.87m [max] x 3.31m [min] x 2.49m]
 Coving to the ceiling, UPVC double glazed side entrance door leading into the kitchen. UPVC double glazed windows overlooking the front and side. Range of Alabaster shaker style wall and base units with laminate work surface over and tiled splash back above. Integrated oven and grill with four ring gas hob, glass splash back and cooker hood with curved glass surround over. Built in wine rack, display cabinets, pull out pantry drawers, ceramic 1 1/2 sink and drainer with chrome swan neck mixer tap, space and plumbing for a washing machine and dishwasher. Contemporary vertical triple radiator, Comfy-Tex herringbone effect vinyl flooring, space for a fridge/freezer and solid wooden door providing access into the inner hallway. Further solid door into a storage cupboard housing the combi condensing boiler.



INNER HALLWAY

Loft access and solid wood doors providing access to living room, bathroom and two bedrooms.

LIVING ROOM

10'0" x 15'9" [3.05m x 4.82m]
 Ceiling rose, coving to the ceiling, UPVC double glazed window overlooking the front aspect, white contemporary curved double radiator and chrome living flame effect gas fire on a marble hearth with marble matching interior and surround.



BEDROOM ONE

10'0" x 12'11" [3.05m x 3.94m]
 Ceiling rose, coving to the ceiling, white contemporary double curved radiator, two USB sockets incorporated within the double plug sockets to either side of the bed, UPVC double glazed window overlooking the rear garden.



BEDROOM TWO

9'2" [max] x 7'3" [min] x 8'3" [2.81m [max] x 2.22m [min] x 2.52m]
 Set of UPVC double glazed sliding patio doors leading into the rear garden, coving to the ceiling, USB points incorporated into the double wall sockets at either side of the bed. White contemporary vertical triple white curved radiator and built in single wardrobe.



BATHROOM/W.C.

5'4" x 6'3" [1.64m x 1.93m]
 Three piece suite comprising panelled bath with swinging glass shower screen, two chrome taps and separate mixer shower over having dual rainfall shower, pedestal wash basin with two chrome taps and low flush w.c. with soft close seat. Partial grey Italian marble effect large wall tiles, central heating radiator, coving to the ceiling, black and white harlequin vinyl flooring, wall mounted extractor fan and UPVC double glazed frosted window overlooking the side aspect.



OUTSIDE

To the front of the property is a low maintenance slate front garden with a block paved driveway running down the side of the property providing off road parking for three/four vehicles leading to a single detached garage with manual up and over door, power and light. A cast iron gate provides access into the rear landscaped garden with a block paved patio area, attractive lawn garden with planted border and timber panelled surround fences on all three sides.



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.