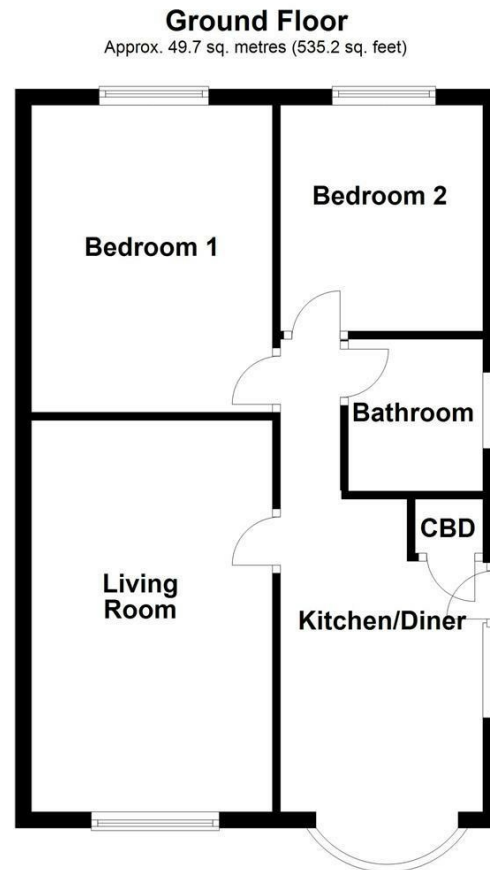
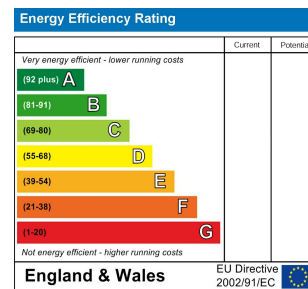




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



Total area: approx. 49.7 sq. metres (535.2 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

**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.



**79 Hollin Drive, Durkar, Wakefield, WF4 3PR**

**For Sale Freehold £220,000**

Situated on the sought after Hollin Drive in Durkar is this semi detached bungalow with two bedrooms. Well presented throughout with modern fitted kitchen and bathroom along with generously proportioned accommodation including two good size bedrooms.

The accommodation briefly comprises kitchen diner with storage cupboard housing the boiler, living room, further hallway with loft access, two bedrooms and the bathroom/w.c. Outside, to the front of the property the garden is low maintenance with wall surrounds, a concrete driveway provides off road parking and leads to double iron gates and the further concrete parking space. To the rear, the garden is low maintenance, mainly paved with a paved patio area and is fully enclosed by fencing.

Durkar is host to a range of amenities including shops, schools, public houses, garden centre and this property would make an ideal purchase for those looking within the area. Aptly placed for transport links for bus routes and the motorway network.

An early viewing comes highly advised to avoid disappointment.





## ACCOMMODATION

### KITCHEN DINER

12'9" x 8'3" max x 5'4" min [3.89m x 2.53m max x 1.64m min]  
UPVC double glazed window to the side, UPVC double glazed bow window to the front, door into the hallway, door into storage cupboard housing the Ideal combi boiler. A range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, four ring electric hob with stainless steel extractor hood above, tiled splashback, integrated oven, space and plumbing for a washing machine, space for a fridge freezer. Door into the living room.



### LIVING ROOM

9'10" x 15'11" [3m x 4.87m]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the front.



### HALLWAY

Loft access, doors to two bedrooms and bathroom/w.c.

### BEDROOM ONE

12'9" x 9'10" [3.89m x 3m]

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



### BEDROOM TWO

8'3" x 9'3" [2.54m x 2.83m]

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

### BATHROOM/W.C.

6'2" x 5'4" [1.89m x 1.65m]

Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator, extractor fan, low flush w.c., ceramic wash basin built into storage unit with mixer tap, P-shaped bath with mixer tap, overhead shower with shower head attachment. Spotlights to the ceiling and fully tiled.



### OUTSIDE

To the front of the property there is a low maintenance pebbled front garden with walls to the front and one side. Concrete driveway providing off road parking leading through a set of iron gates to a further concrete area for parking. To the rear, the garden is low maintenance and mainly pebbled with paved patio area perfect for outdoor dining and entertaining. Fully enclosed by timber fencing with space for two timber sheds.



### COUNCIL TAX BAND

The council tax band for this property is B

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.