



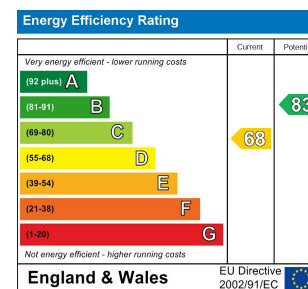
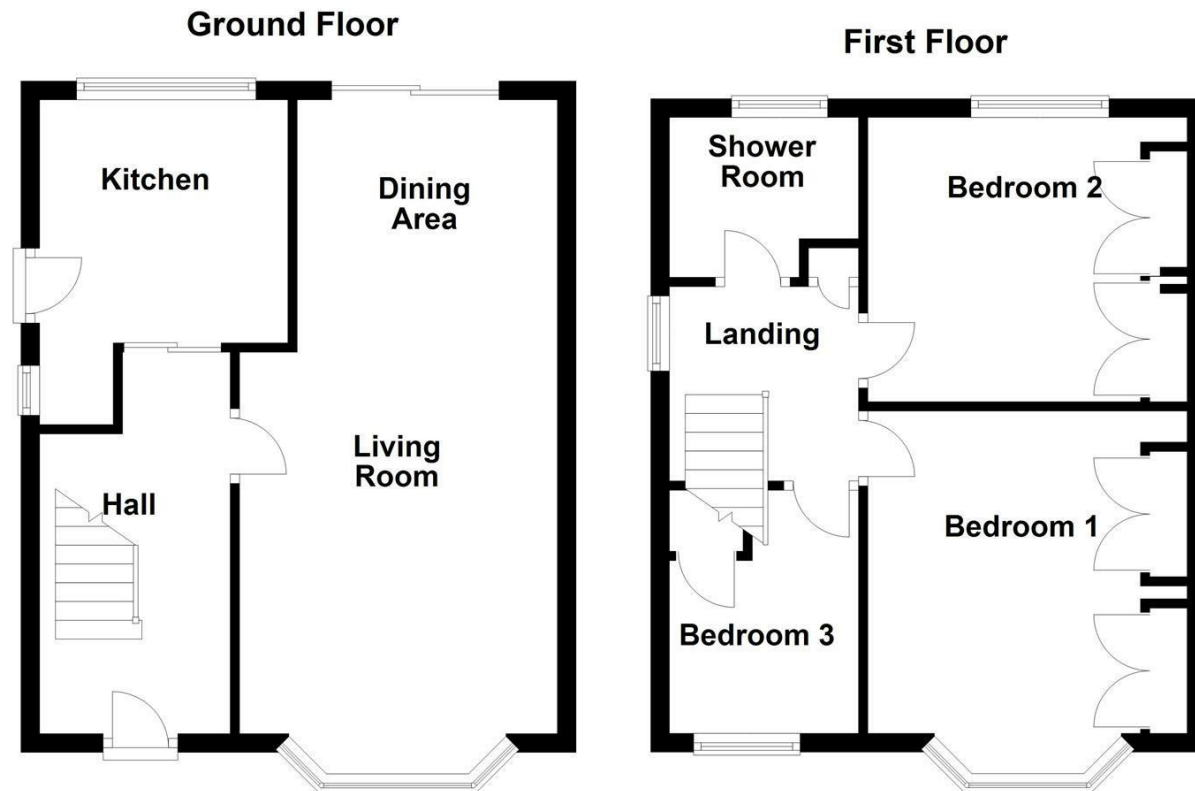
WAKEFIELD
01924 291 294

OSSETT
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HORBURY
01924 260 022

NORMANTON
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01977 798 844



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.



27 Ledgard Drive, Durkar, Wakefield, WF4 3BP

For Sale Freehold £230,000

Situated in Durkar occupying a fantastic plot is this well presented three bedroom semi detached property benefitting from detached garage and low maintenance rear gardens.

The property briefly comprises of the entrance hall, living/dining room and kitchen. The first floor landing leads to three bedrooms and shower room/w.c. Externally there are lawned gardens to the front and rear with gated driveway to the side and detached storage garage.

The property is well placed to local amenities including shops, schools, garden centre, supermarkets, restaurants, public houses, Asda supermarket, Newmillerdam Country park and Pugneys water park. For the commuter there is excellent access to the M1 motorway and nearby local bus routes.

This property would make a superb family home and a viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Wooden front entrance door, central heating radiator and access to the living room and kitchen. Staircase leading to the first floor landing.

LIVING/DINING ROOM

21'9" [max] x 11'1" [6.63m [max] x 3.40m]

UPVC double glazed bay window to the front elevation, UPVC double glazed sliding doors to the rear, central heating radiator and original feature fireplace with gas fire and brick surround.



KITCHEN

11'6" [max] x 8'5" [3.52m [max] x 2.57m]

Fitted kitchen with an array of wall and base units with laminate work tops and partial tiled splash back. Space for a fridge/freezer, space for a washing machine, 1 1/2 sink and drainer unit, UPVC frosted window and door to the side elevation. Further window to the rear.

FIRST FLOOR LANDING

UPVC double glazed frosted window to the side elevation, access to three bedrooms and family bathroom.

BEDROOM ONE

11'3" x 11'2" including cupboard space [3.45m x 3.41m including cupboard space]

UPVC double glazed bay window to the front elevation, central heating radiator and built in wardrobes to one side.



BEDROOM TWO

11'0" x 10'0" [3.37m x 3.07m]

UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes to one side.



BEDROOM THREE

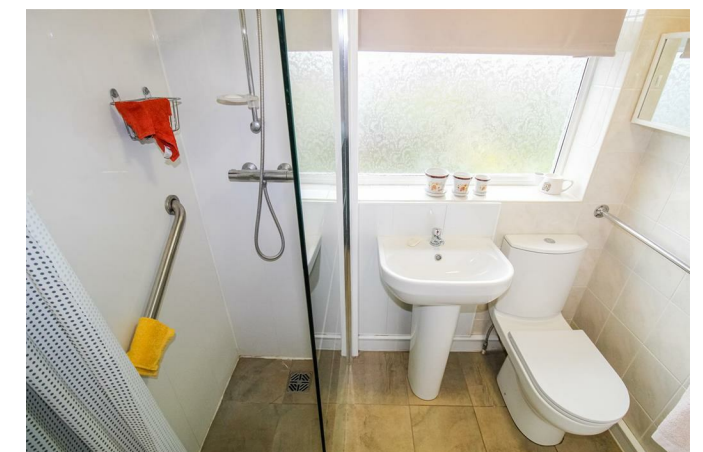
8'5" x 6'8" [2.58m x 2.04m]

UPVC double glazed window to the front elevation, central heating radiator and built in storage over the bulkhead.

SHOWER ROOM/W.C.

5'6" x 6'7" [1.7m x 2.02m]

UPVC double glazed frosted window to the rear, walk in wet room style shower with wall mounted shower with handles. Low flush w.c., wash hand basin with mixer tap and chrome style ladder radiator. Fully tiled walls and floor.



OUTSIDE

To the front of the property there is gated entry leading to the tarmac driveway providing ample space for two-three cars and lawn with bush and shrubbery bordering. To the rear there is a detached brick built garage with two wooden doors and flagged patio seating area leading to superbly presented lawn with bush and shrubbery border. Further flagged patio seating 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.