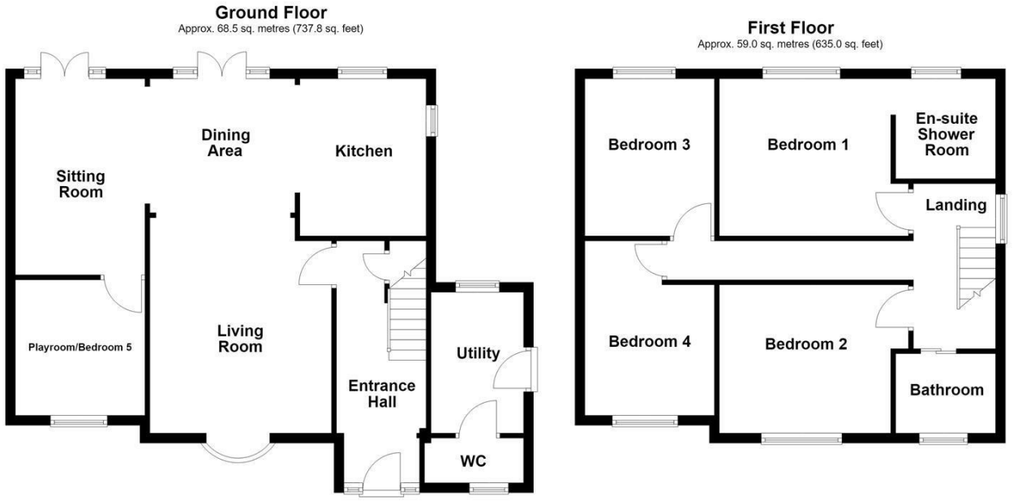


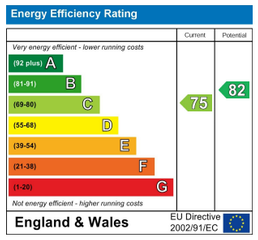
Total area: approx. 127.5 sq. metres (1372.8 sq. feet)

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.

Richard Kendall Estate Agent

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



36 Kenton Drive, Durkar, Wakefield, WF4 3PN

For Sale Freehold £450,000

Situated on the well regarded Kenton Drive in the sought after area of Durkar is this deceptively spacious five bedroom detached family home. Offered with no chain and occupying a generous plot and enjoying rural views to the rear, the property offers five good sized bedrooms, ample reception space and tasteful décor throughout, making it an ideal purchase for a growing family.

The accommodation briefly comprises an entrance hall with staircase to the first floor, understairs storage and access to the utility room and living room. The utility room provides access to the side of the property and the downstairs WC, whilst the living room leads through to the dining area. From here, there is access to the kitchen, sitting room, rear sitting room and a versatile playroom/bedroom five. To the first floor, the landing provides loft access and leads to four bedrooms and the house bathroom. The principal bedroom benefits from en suite shower facilities. Externally, the front of the property enjoys a generous lawned garden with paved features and mature shrubs, together with a paved and gravelled driveway providing off road parking for several vehicles. The driveway leads to a detached single garage with up and over door, power and lighting. To the rear, the garden is mainly laid to lawn and incorporates a porcelain paved patio area, ideal for outdoor dining and entertaining, along with space for a garden shed and a sunken trampoline. The garden is fully enclosed by timber fencing, making it suitable for both children and pets, whilst enjoying pleasant rural views beyond.

Durkar is a popular location for families, with shops and schools within close proximity and a wider range of amenities available in Wakefield city centre. Local bus routes operate nearby, while Sandal & Agbrigg train station and Wakefield's city centre stations provide links to Leeds, Manchester and London. The M1 motorway is also within easy reach, making the area ideal for commuters. Popular local beauty spots including Sandal Castle, Newmillerdam and Pugneys Country Park are also close by.

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



ACCOMMODATION

ENTRANCE HALL
16'10" x 5'11" (5.15m x 1.82m)
Entered via a UPVC double glazed front entrance door. Featuring a central heating radiator, staircase to the first floor landing, under stairs storage cupboard, coving to the ceiling, ceiling rose and doors leading through to the utility room and living room.

UTILITY ROOM
9'4" x 6'2" (2.87m x 1.88m)
A versatile utility room fitted with a range of shaker style wall, base and full height cupboard units incorporating laminate work surfaces, stainless steel sink and drainer with mixer tap and space and plumbing for a washing machine. Also housing the Ideal combi boiler and benefiting from a central heating radiator, partial loft access, decorative wall panelling, extractor fan, frosted UPVC double glazed window to the side elevation and UPVC double glazed window to the rear elevation. A door leads through to the downstairs W.C.

W.C.
6'2" x 2'9" (1.90m x 0.86m)
Fitted with a low flush W.C., pedestal wash basin with mixer tap, central heating radiator, extractor fan and frosted UPVC double glazed window to the front elevation.

LIVING ROOM
12'0" x 14'5" (3.66m x 4.40m)
A spacious reception room with a UPVC double glazed bow window to the front elevation, central heating radiator, coving to the ceiling, ceiling rose and an opening through to the dining area.



DINING AREA
9'8" x 8'11" (2.97m x 2.72m)
A superb entertaining space with a set of UPVC double glazed French doors opening onto the rear garden, column style central heating radiator, coving to the ceiling, ceiling rose, breakfast bar and openings through to both the kitchen and sitting room.



KITCHEN
10'9" x 8'2" (3.30m x 2.50m)
Fitted with a modern range of shaker style wall and base units incorporating laminate work surfaces, composite one and a half bowl sink and drainer with mixer tap, tiled splashbacks, five ring gas hob with stainless steel extractor hood above, integrated oven, integrated microwave, integrated dishwasher and space for an American style fridge freezer. UPVC double glazed windows overlook the side and rear elevations.



SITTING ROOM
12'10" x 8'8" (3.92m x 2.65m)
A further reception room featuring a set of UPVC double glazed French doors leading out to the rear garden, central heating radiator and door leading through to the playroom/bedroom five.

PLAY ROOM/BEDROOM FIVE
8'11" x 8'8" (2.73m x 2.65m)
A versatile room with a UPVC double glazed window to the front elevation and central heating radiator.

FIRST FLOOR LANDING
10'11" x 22'3" (3.35m x 6.80m)
A frosted UPVC double glazed window to the side elevation, coving to the ceiling, ceiling rose, loft access and doors leading to four bedrooms and the house bathroom.

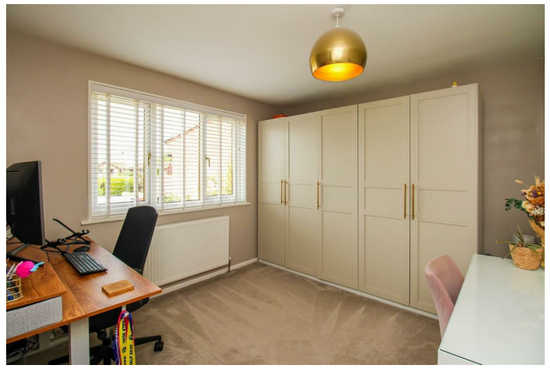
BEDROOM ONE
10'8" x 12'0" (3.27m x 3.66m)
A double bedroom with UPVC double glazed window to the rear elevation, central heating radiator, loft access and opening through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
6'7" x 6'8" (2.02m x 2.05m)
Comprising a low flush W.C., wash basin set into a vanity storage unit with mixer tap and shower cubicle with mains fed rainfall shower and separate shower attachment behind a glazed screen. Finished with partial wall tiling and benefiting from a UPVC double glazed window to the rear elevation, extractor fan and chrome style central heating radiator.



BEDROOM TWO
9'10" x 11'11" (3.00m x 3.65m)
A UPVC double glazed window to the front elevation, central heating radiator and fitted shelving units.



BEDROOM THREE
10'5" x 8'7" (3.20m x 2.62m)
A UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM FOUR
11'3" x 8'7" (3.45m x 2.62m)
A UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.
6'7" x 5'5" (2.02m x 1.67m)
Appointed with a low flush W.C., pedestal wash basin with mixer tap and a panelled bath with mixer tap and electric shower attachment. Finished with full wall tiling and benefiting from a frosted UPVC double glazed window to the front elevation, inset ceiling spotlights and central heating radiator.



OUTSIDE
To the front, the property enjoys a generous lawned garden with mature trees and shrubs, together with a pebbled and paved driveway providing off road parking for several vehicles and leading to a single detached garage with an up and over door. The rear garden is predominantly laid to lawn with mature trees, shrubs and planted borders, together with a porcelain patio seating area, ideal for outdoor dining and entertaining, whilst enjoying far reaching rural views. The garden is fully enclosed by timber fencing.



COUNCIL TAX BAND
The council tax band for this property is D.

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.