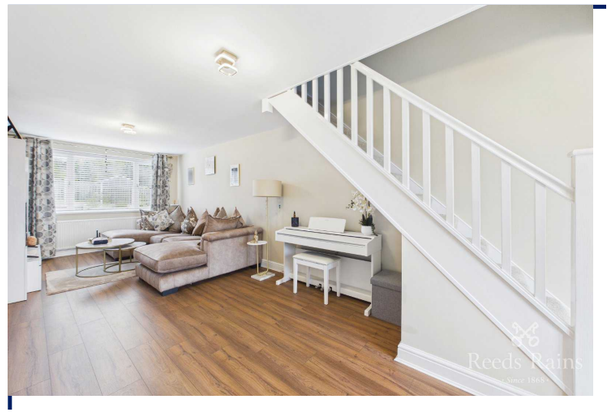
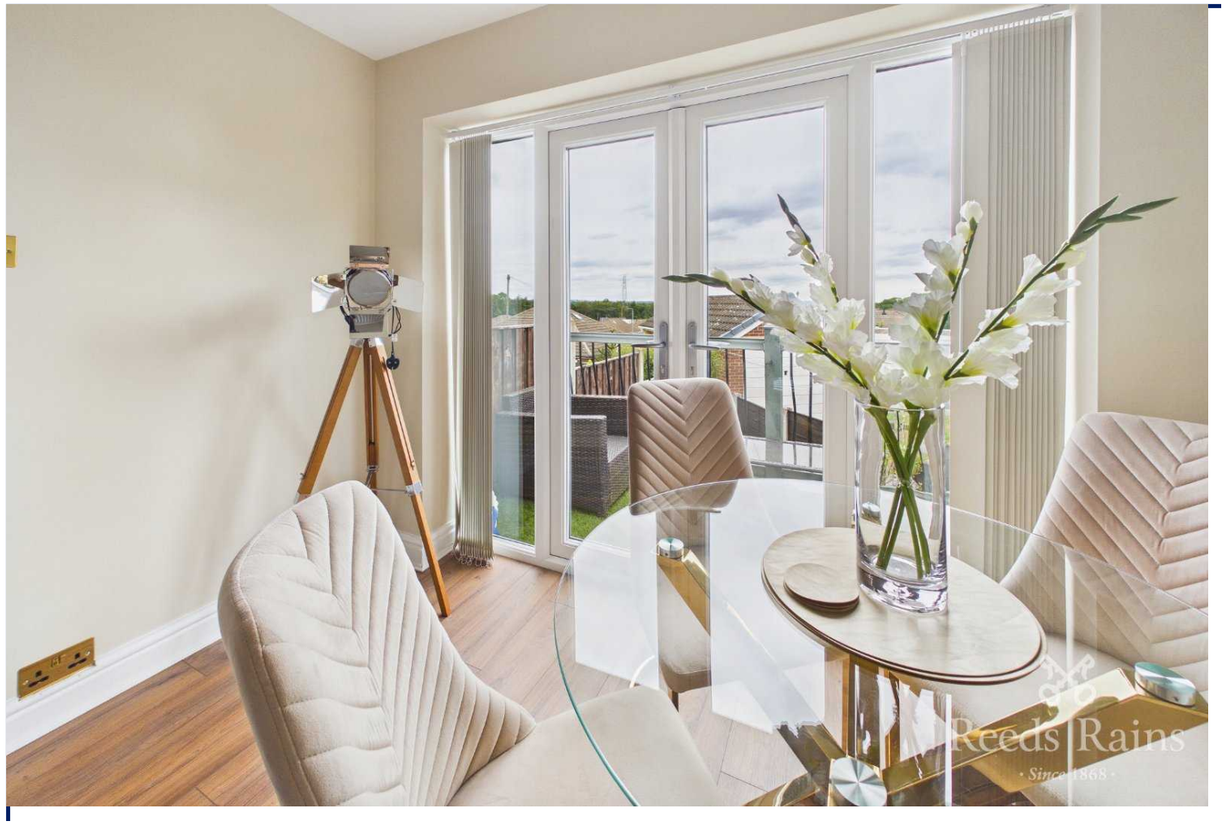
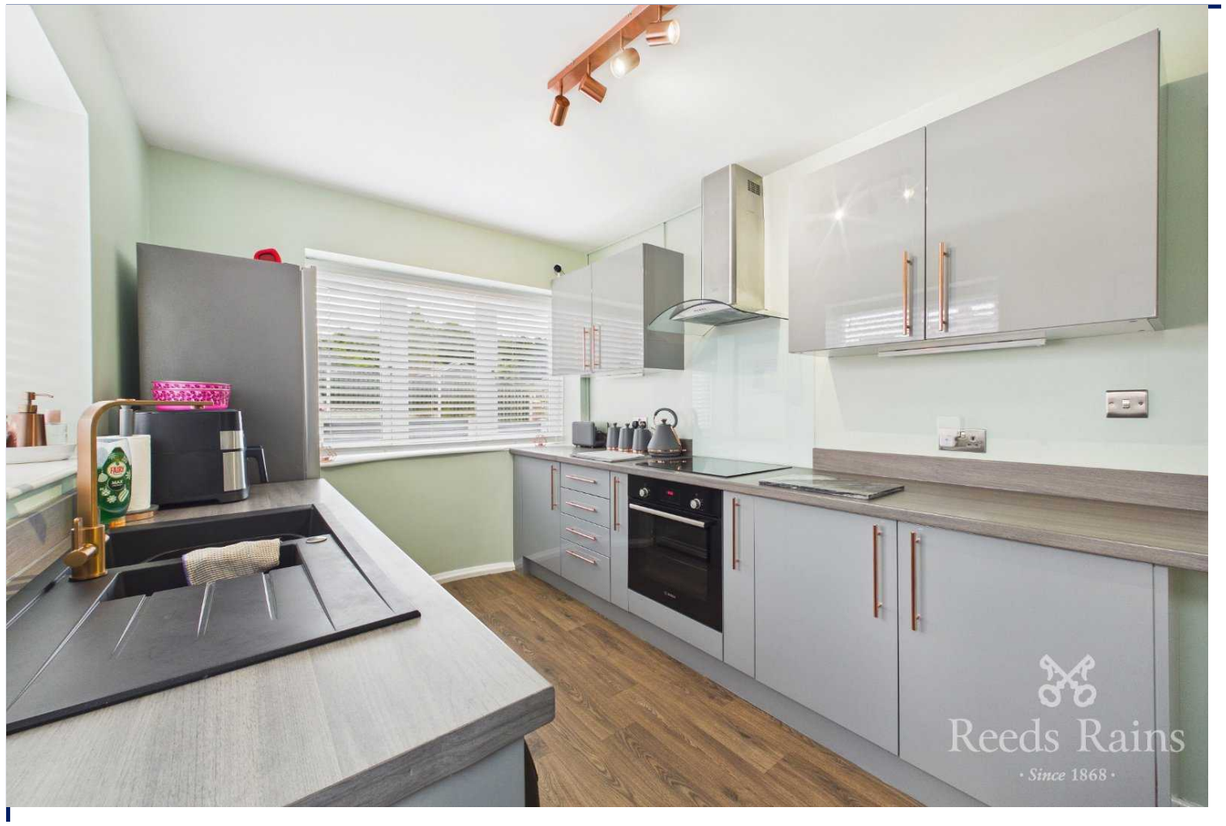


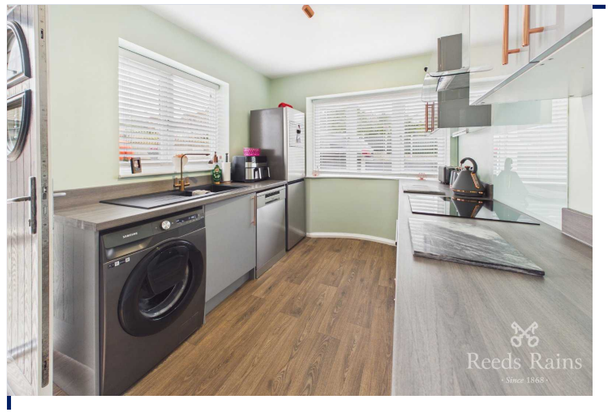


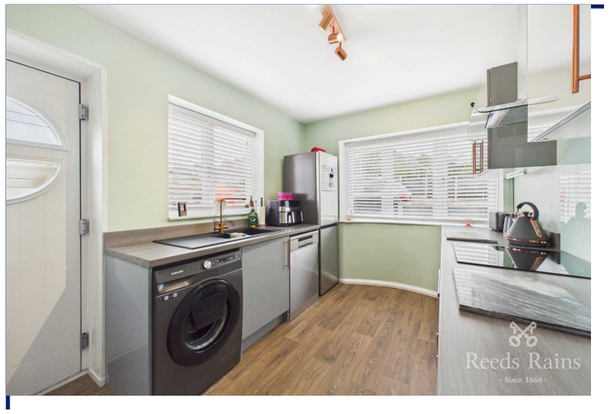












Julie Avenue, Durkar, Wakefield,
West Yorkshire, WF4

Guide Price: £260,000
Freehold

Reeds Rains

reedsrains.co.uk

Julie Avenue, Durkar, Wakefield, West Yorkshire, WF4

Guide Price: £260,000 Freehold

Council Tax Band: B
EPC Rating: TBC

** GUIDE PRICE £260,000 - £270,000 ** AND OFFERED WITH NO CHAIN, A beautifully presented, decorated and maintained three bedroom semi-detached bungalow boasting a delightful garden, off-street parking, and a garage. Located in a sought-after neighbourhood, this property offers a perfect blend of comfort and convenience. Don't miss out on this opportunity to own your dream home.

Ground Floor

Kitchen
8'2" x 12'6" (2.5m x 3.8m)
Fitted kitchen comprising of wall and base units, 1 1/2 sink/drainer and laminate worktops. With integrated electric oven, hob and hood over. There is also space and plumbing for kitchen appliances. This room has laminate floor, space saving radiator, composite entrance door and uPVC double glazed windows to the front and side elevations.

Lounge/Diner
9'10" x 28'10" (3m x 8.8m)
Open plan lounge diner with laminate floor, two gas central heating radiators, uPVC double glazed window to the front elevation and a set of French doors leading out onto the rear balcony.

Bedroom Three
8'3" x 9'1" (2.51m x 2.77m)
Double bedroom with carpeted floor, built in storage, gas central heating radiator and uPVC double glazed window to the rear elevation.

Shower Room
5'5" x 6'3" (1.65m x 1.9m)
This suite briefly comprises of; corner shower cubicle, wash hand basin with vanity unit, low level WC, heated towel radiator and uPVC double glazed frosted window.

First Floor

First Floor Landing
Carpeted landing space with storage cupboard.

Bedroom One
15'11" x 9'11" (4.85m x 3.02m)
Double bedroom with carpeted floor, gas central heating radiator and two uPVC double glazed windows to the front elevation.

Bedroom Two
10'6" x 9'11" (3.2m x 3.02m)
Double bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window to the rear elevation.

Jack & Jill En-Suite
3'8" x 9'9" (1.12m x 2.97m)
This suite briefly comprises of; walk in shower cubicle, wash hand basin, low level WC, heated towel radiator and uPVC double glazed frosted window.

External
This home has secure gardens to the front side and rear elevations. to the rear the property has the balcony area and a garden area with artificial grass. The side garden is paved with enclosed seating area. The front garden is a pebbled area. This home also benefits from a detached garage and driveway.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

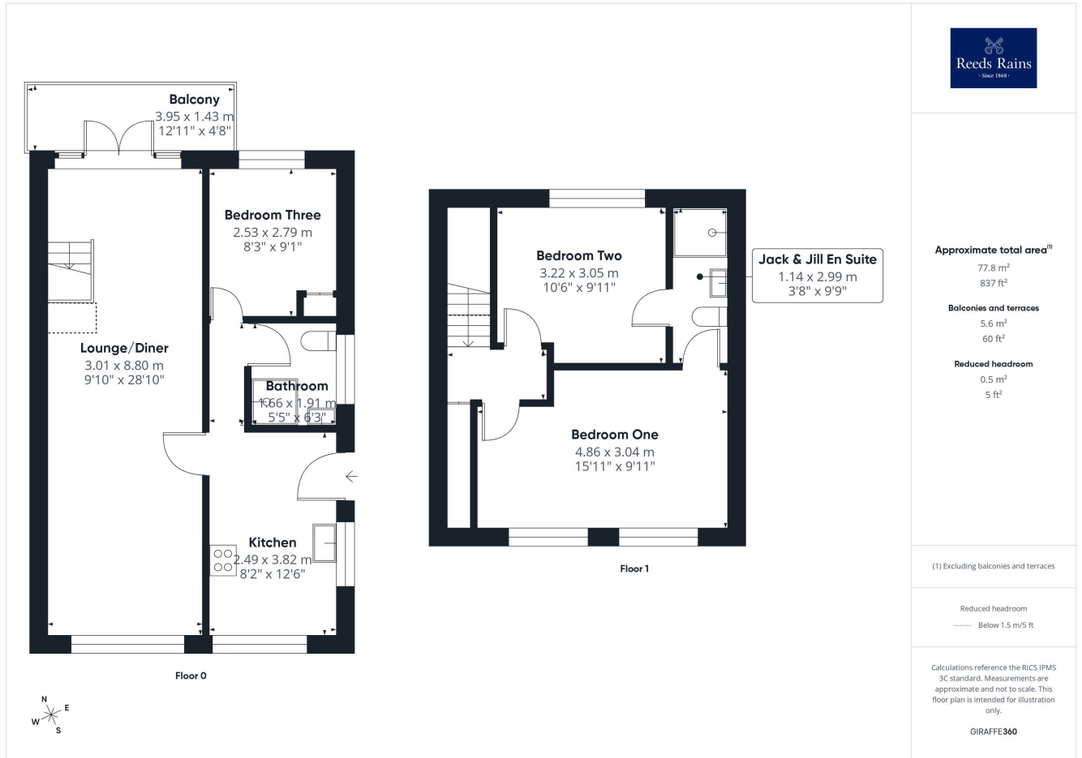
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk