



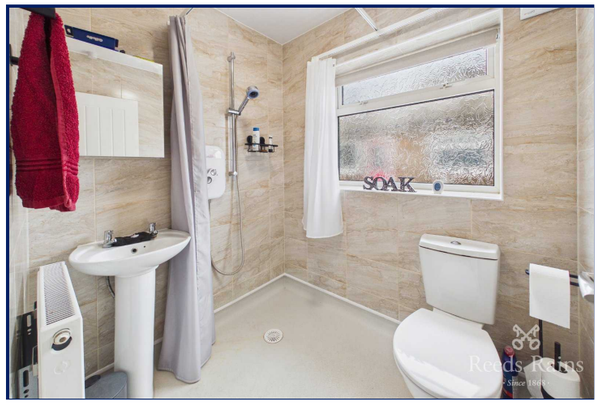












Howard Crescent, Durkar,
Wakefield, West Yorkshire, WF4

Asking Price: £250,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Howard Crescent, Durkar, Wakefield, West Yorkshire, WF4

Asking Price: £250,000 Freehold

Council Tax Band: B
EPC Rating: D

Presenting a delightful true bungalow with 2 bedrooms. This inviting home features modern amenities, including a garden, garage, and off-street parking. Ideal for those seeking comfort and convenience in a charming setting.

Ground Floor

Kitchen
9'10" x 14' (3m x 4.27m)
Modern fitted kitchen comprising of wall and base unts with sink/drainer and laminate worktops. With integrated appliances such as oven, hob, cooker hood over, fridge/freezer and dishwasher. There is also plumbing for a washing machine. This kitchen has a uPVC double glazed bow window to the front elevation with additional uPVC double glazed window to the side elevation, side entrance door, laminate floor and gas central heating radiator.

Inner Hall
With laminate floor, storage cupboard and loft access.

Lounge
11'3" x 15'7" (3.43m x 4.75m)
Front reception room with feature soundboard wall and electric fireplace, gas central heating radiator, carpeted floor and uPVC double glazed window to the front elevation.

Bedroom One
11'2" x 12'8" (3.4m x 3.86m)
Double bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window to the rear.

Bedroom Two
9'10" x 9'2" (3m x 2.8m)
Double bedroom with carpeted floor, gas central heating radiator and double doors leading through to the conservatory.

Conservatory
9'7" x 7'7" (2.92m x 2.3m)
With stone base and PVC construction this conservatory has laminate floor, gas central heating radiator and door out to the rear garden.

Bathroom
5'4" x 6'2" (1.63m x 1.88m)
Fully tiled wet room with shower unit, wash hand basin, low level WC, gas central heating radiator and uPVC double glazed frosted window.

External
This home has a lawned garden to the front with off street parking to the side of the property. This home has an enclosed garden to the rear with lawn and patio areas.

Garage
8'6" x 19'7" (2.6m x 5.97m)
Well presented detached garage with power and light, up and over door to the front, side entrance door and window to the side.

Agents Note
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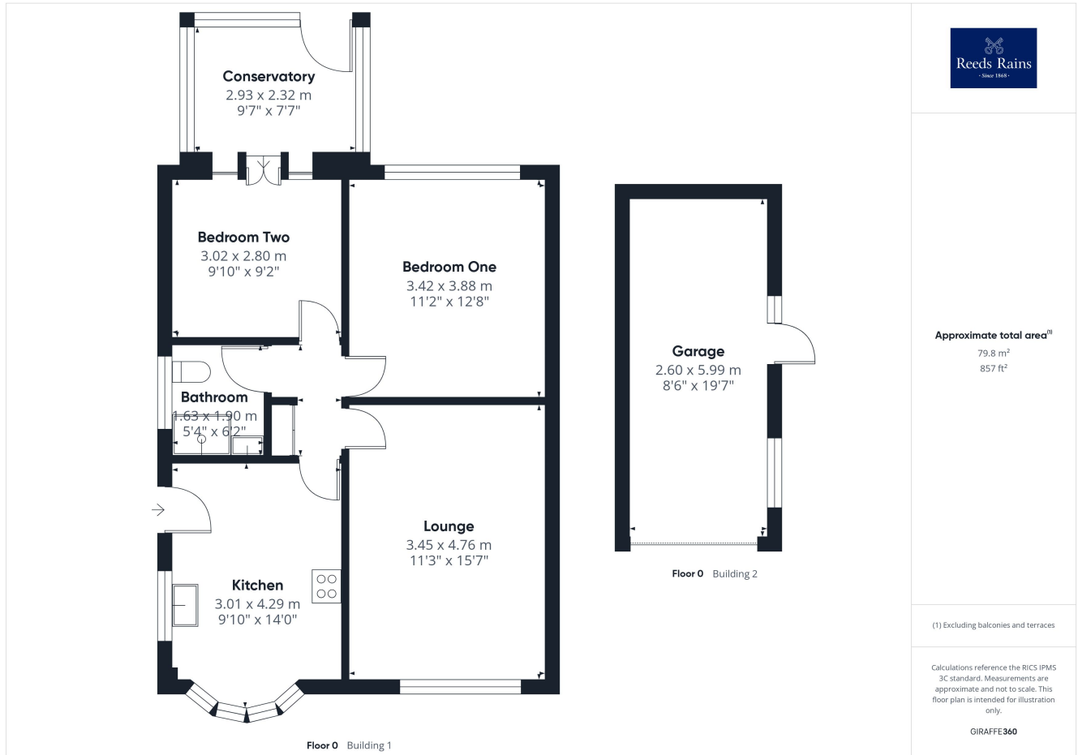
All Measurements
All Measurements are Approximate.

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.



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