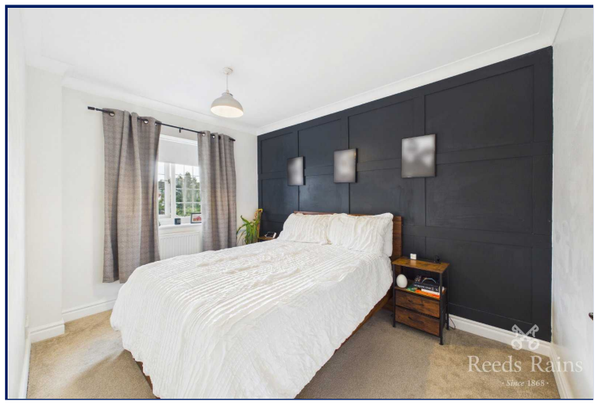


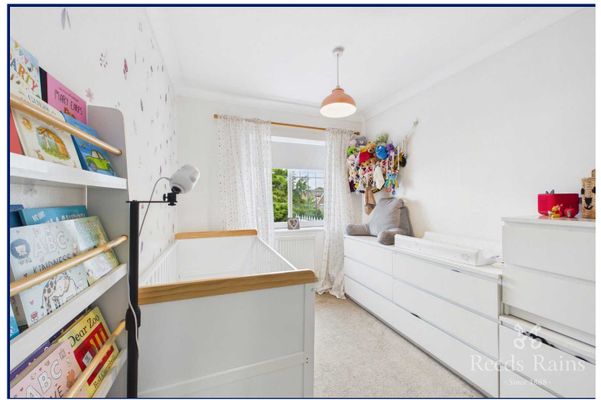


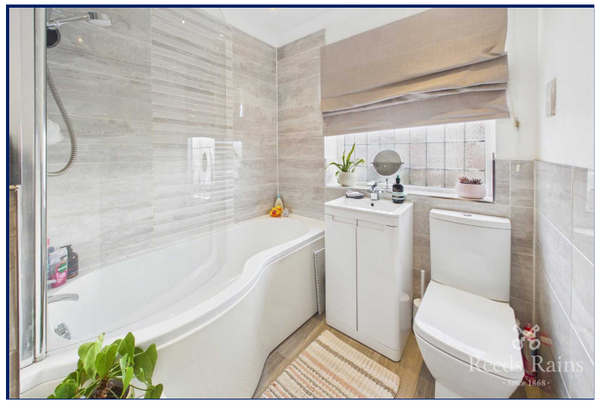












Hollin Drive, Durkar, Wakefield,
WF4

Asking Price: £230,000
Freehold

Reeds Rains

reedsrains.co.uk

Hollin Drive, Durkar, Wakefield, WF4

Asking Price: £230,000 Freehold

Council Tax Band: C
EPC Rating: D

End of Terrace house boasting 3 bedrooms, offering a modern and spacious living environment. This well-maintained property features a patio, conservatory, and off-street parking. Bright and stylish, this homely abode is both accessible and affordable. Perfect for those seeking a comfortable and well-lit home.

Ground Floor

Entrance Hall
With PVC entrance door to the side elevation, laminate floor and under stair storage.

Living Room
14'10" x 14' (4.52m x 4.27m)
Spacious front reception room with laminate floor, gas central heating radiator and uPVC double glazed window to the front elevation.

Kitchen
14'11" x 8'1" (4.55m x 2.46m)
Fitted kitchen comprising of wall and base units with 1 1/2 sink/drainer and complementary worktops. With integrated appliances such as oven, microwave, gas hob with cooker hood over, fridge/freezer and washing machine. Also with laminate floor, gas central heating radiator and door through to he conservatory.

Sunroom
12'2" x 8'9" (3.7m x 2.67m)
Beautiful light and airy room to the rear of the property offering uPVC double glazed windows surrounding with stunning views and French doors leading out to the rear raised decking area. This room also has laminate floor and gas central heating radiator.

First Floor

First Floor Landing
Carpeted landing space with uPVC double glazed window to the side elevation and loft access.

Bedroom One
8'6" x 11'4" (2.6m x 3.45m)
Double bedroom with carpeted floor, gas central eating radiator and uPVC double glazed window to the front elevation.

Bedroom Two
7'7" x 11'1" (2.3m x 3.38m)
Double bedroom with carpeted floor, gas central eating radiator and uPVC double glazed window to the rear elevation.

Bedroom Three
7'1" x 6'7" (2.16m x 2m)
Bedroom with carpeted floor, gas central eating radiator and uPVC double glazed window to the rear elevation.

Bathroom
6'3" x 8' (1.9m x 2.44m)
Mainly tiled modern suite briefly comprising of; bath with mixer taps and shower over, wash hand basin with vanity units, low level WC, heated towel radiator and uPVC double glazed frosted window.

External
To the front this home has a lawned garden with off street parking for multiple cars to the side. To the rear is an enclosed garden with fenced boundaries made up of a raised decking area providing great views to the rear of the home, lawned garden with a second decking area to the bottom of the garden.

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.

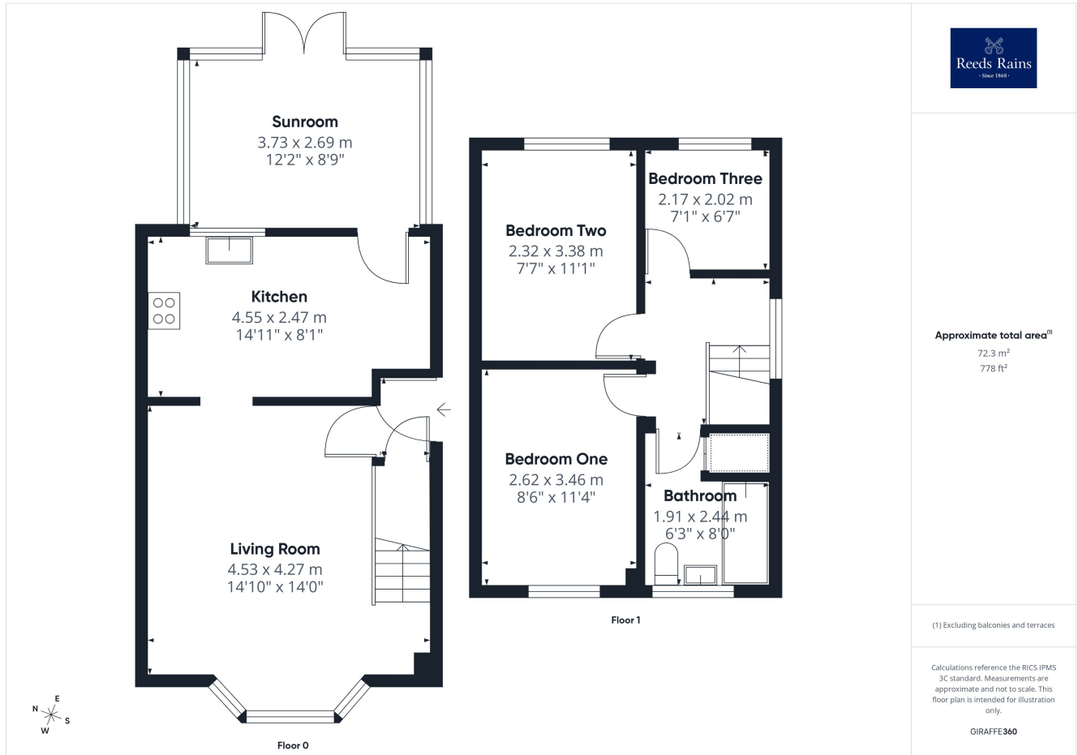
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All Measurements
All Measurements are Approximate.

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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