



DIRECTIONS

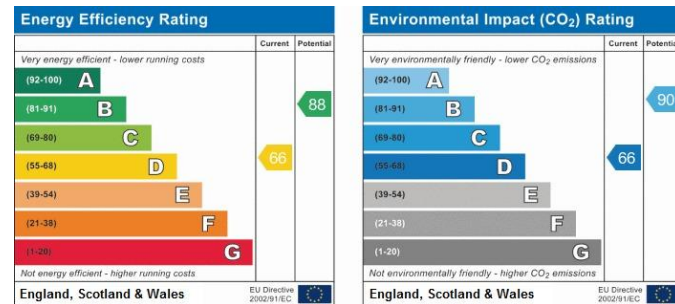
Leave Wakefield along the A636 Denby Dale Road, continue along Denby Dale Road, passing Thornes Park on the right. At the roundabout shortly afterwards take the second exit and continue along Denby Dale Road. Continue along the dual carriageway and at the next roundabout with Pugneys Country Park continue straight ahead until reaching the next roundabout, turn left and bear right onto Durkar Lane, Durkar Lane takes a sharp left hand turn and shortly afterwards turn right onto Howard Crescent, follow the road along where Gillion Crescent can be found at the left hand side, the property being indicated by our for sale board.

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 five local offices.



LAYOUT PLAN

This floor plan is available to view online at www.richardkendall.co.uk

OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home



MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES

Wakefield
01924 291294

Pontefract
01977 798844

Horbury
01924 260022

Ossett
01924 266555

Normanton
01924 899870



1 Gillion Crescent, Durkar, Wakefield, WF4 3PP

For Sale Freehold £149,995

This superb, well maintained, two bedroom semi-detached true bungalow is presented to a high standard and is sure not to disappoint even the discerning buyer. Occupying a corner plot with an enclosed rear garden, rear driveway and detached garage with electric up and over door.

The accommodation comprises a superb quality kitchen/dining room with a range of integrated appliances, spacious lounge, two bedrooms and a shower room with a modern quality suite. The property has UPVC double glazing throughout and a full gas central heating system.

Properties of this nature have always proved in demand with the home, which enjoys good access to the M1 motorway, and we strongly recommend an internal inspection at your earliest convenience to avoid disappointment.

OPEN 7 DAYS A WEEK



ACCOMMODATION
KITCHEN/DINING ROOM

12' 7" x 9' 10" (3.86m x 3.02m) plus bay

Side UPVC double glazed entrance door leading into kitchen/dining room. UPVC double glazed walk-in curved bay window to the front and further UPVC double glazed window to the side. Contemporary fitted kitchen with a range of base and wall units incorporating pull-out spice racks, chrome rod handles, solid wood work surface and matching splash back. Ceramic four ring Zanussi hob with stainless steel Zanussi cooker hood above, eye-level double oven, integrated fridge/freezer, integrated slimline dishwasher, space with plumbing for an automatic washing machine, space for a dryer, central heating radiator, fully tiled floor and inset spotlights to the ceiling. Door to an inner hallway.



INNER HALLWAY

Loft access, cloaks cupboard and doors to the lounge, two bedrooms and shower room/w.c.

LOUNGE

15' 9" x 11' 2" (4.81m x 3.42m)

Coving to the ceiling, two wall light points, dado rail, central heating radiator, UPVC double glazed window to the front elevation and a living flame gas fire on a marble hearth with matching interior and fire surround.



BEDROOM ONE

9' 2" x 12' 10" (2.81m x 3.92m) excluding fitted wardrobes

A range of fitted wardrobe units with shelving and rail space. UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM TWO

9' 2" x 9' 11" (2.81m x 3.04m)

Inset spotlights to the ceiling, coving to the ceiling, UPVC double glazed sliding patio door to the rear elevation and central heating radiator.



SHOWER ROOM/W.C.

5' 4" x 6' 2" (1.64m x 1.88m)

Three piece suite comprising of porcelain wash basin over a vanity unit, low flush w.c. and corner shower enclosure with wall mounted Mira electric shower. Fully tiled walls, chrome ladder style towel radiator, PVC clad ceiling with inset spotlights and UPVC double glazed frosted window to the side elevation.



OUTSIDE

The property is accessed via a side pedestrian gate with low level walling, paved walkway to the side of the property and outside water point. The front garden, which is low maintenance, with a large slate area and established planted borders. Double gates provide access to the rear garden which is landscaped and incorporates a paved seating area, store unit, power point, circular paved sections, lawn and planted borders. A detached brick built garage is accessed via a concrete hard standing area and has an electric up and over door with power and lighting internally.

