

FOR SALE



Broad Acres, Durkar

3 Bedrooms, 1 Bathroom, Semi-Detached Bungalow

Asking Price Of £260,000


MARTIN&CO

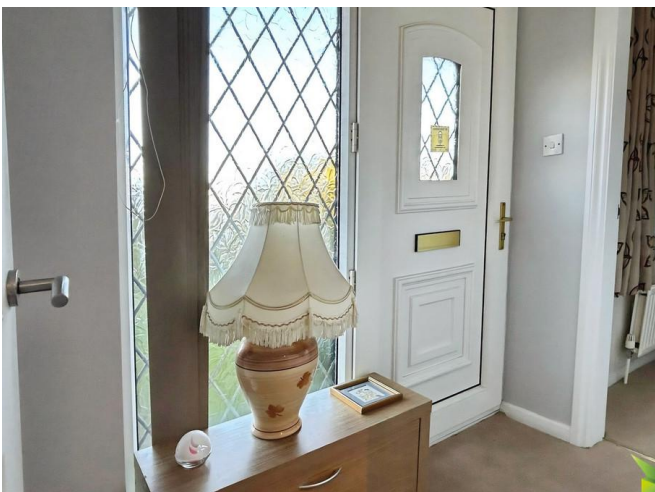


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- A THREE BEDROOM SEMI DETACHED BUNGALOW
- MODERN FITTED KITCHEN WITH BUILT IN APPLIANCES
- TASTEFUL THROUGH LOUNGE/DINER



Martin & Co – Wakefield are delighted to present for sale this attractive three-bedroom semi-detached bungalow, ideally located in the highly sought-after village of Durkar. The property enjoys a desirable position close to a range of local amenities and excellent transport links, including easy access to the M1 and M62 motorways. Beautifully presented both inside and out, this home offers comfortable, well-maintained accommodation throughout. Available with no upward chain and vacant possession on completion, early viewing is highly recommended to avoid disappointment.

ENTRANCE HALL 3' 11" x 6' 6" (1.19m x 1.98m)
Welcoming entrance hall featuring a PVCu double-glazed front door with a matching full height diamond-lead side window, allowing plenty of natural light. Includes a central heating radiator, Coving, Half glazed doors providing access to the kitchen and the through lounge/diner. Conveniently positioned to the front of the property.

KITCHEN 9' 2" x 9' 1" (2.79m x 2.77m) Fitted with an excellent range of wall, base, and drawer units with white fascia doors and contrasting worktops, incorporating a single bowl stainless steel sink with mixer tap and single drainer. Includes a four-ring Induction hob with stainless steel extractor hood, a built-in eye-level oven and integrated fridge and freezer. The work surfaces are part brick style tiled for practicality. Additional features include a central heating radiator, PVCu double-glazed side window, and a PVCu double-glazed side entrance door, tile effect vinyl flooring. There is also a useful storage cupboard with space and plumbing for a washing machine, having a light, electric installed and housing the alarm control panel. Half glazed door leading to the front entrance hall. Positioned to the side of the property.



THROUGH LOUNGE/DINER 20' 8" x 11' 6" (6.3m x 3.51m) A front facing spacious and inviting lounge/diner offering ample room for both living and dining furniture. Having an electric fire set within a feature marble fire surround and hearth creating an attractive focal point. Includes two central heating radiators and a PVCu double-glazed diamond-lead window to the front elevation. Coving to the ceiling. Thermostat control. TV point. A half glazed door leads through to the inner hallway.

INNER HALLWAY Providing access to all three bedrooms and the shower room/WC. Includes a loft access point being fully insulated with a pull-down aluminium ladder, housing the Worcester Bosch gas central heating combination boiler. There is also a useful built-in storage cupboard offering additional convenience. Coving to the ceiling.

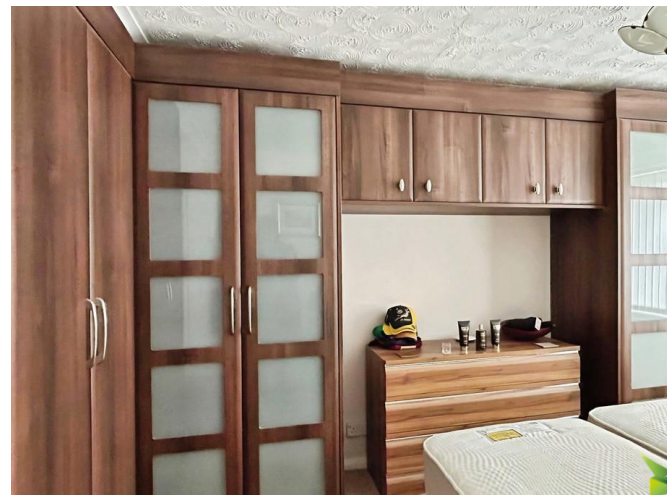
BEDROOM ONE 10' 2" x 12' 11" (3.1m x 3.94m) A generous bedroom featuring an extensive range of quality fitted wardrobes and storage, providing excellent

organization. Includes a central heating radiator and a PVCu double-glazed window overlooking the rear of the property. Coving to the ceiling.

BEDROOM TWO/SECOND RECEPTION ROOM 10' 8" x 8' 9" (3.25m x 2.67m) Currently used as a second reception room, featuring PVCu double-glazed French doors with twin full height PVCu double glazed windows to the side, that open directly onto the rear paved patio/garden. Includes a central heating radiator, coving to the ceiling and is positioned to the rear of the property.

BEDROOM THREE 9' 2" x 7' 5" (2.79m x 2.26m) A well-proportioned third bedroom featuring a central heating radiator, coving to the ceiling and a PVCu double-glazed window. Positioned to the side of the property.

SHOWER ROOM/WC 5' 2" x 6' 1" (1.57m x 1.85m) Well-appointed shower room comprising a "P" shaped walk in shower cubicle, floating vanity sink unit with



low-level storage cupboard, and a low-flush WC. The walls have wood effect waterproof cladding for a clean, modern finish to compliment the bathroom. Also includes a chrome ladder style towel radiator and a PVCu double-glazed obscure window, positioned to the side of the property.

OUTSIDE To the front, the property benefits from an established, mainly lawned garden with a variety of mature plants and shrubs. A long block-paved driveway (installed approximately two years ago) provides ample vehicular parking and leads to a single concrete sectional garage with a remote-control up-and-over door, power, and lighting installed. The rear garden is South facing, predominantly lawned, featuring a generous paved patio seating area and offering a good degree of privacy, making it ideal for outdoor relaxation and entertaining. In addition there are PVCu fascia's, soffits and down pipes, outside cold water tap the side and security lighting.

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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