91 Howard Crescent, Durkar WF4 3AN

OFFERS AROUND
£220,000

SITUATED IN THE POPULAR AREA OF DURKAR, THIS WELL-PRESENTED TWO-BEDROOM BUNGALOW OFFERS SPACIOUS SINGLE-STOREY LIVING, WITH A PRIVATE GARDEN, DRIVEWAY PARKING, AND EXCELLENT ACCESS TO TRANSPORT LINKS AND WAKEFIELD CITY CENTRE.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE 3′6″ apx x 3′4″ apx
You enter the property through a uPVC door into a welcoming entrance porch, offering space to remove and store outdoor clothing. The porch is finished with attractive blue and white Moroccan-style ceramic floor tiles.

LOUNGE 11′3″ apx x 19′5″ apx
This generously sized lounge is positioned to the front of the property, with a large window overlooking the front garden that allows plenty of natural light to flood the room. The well-proportioned space offers ample room for a three-seater sofa and additional furnishings, while doors lead through to the entrance porch and inner hallway

KITCHEN 9′10″ apx x 12′6″ apx
This bright and spacious kitchen offers a practical layout with ample room for everyday living and dining. Fitted with a range of wood-effect wall and base units, complemented by marble-effect roll-edge worktops and beige splashback tiles, the kitchen includes an electric oven, four-ring gas hob with extractor hood over, and space for a freestanding fridge freezer, washing machine, and a small dining table. Two windows overlook the front garden and side driveway, allowing plenty of light to fill the room. Finished with wood-effect vinyl flooring, doors lead to the side of the property and the inner hallway.

INNER HALL 6′11″ apx x 2′7″ apx
Positioned centrally within the property, the inner hall provides access to the lounge, kitchen, both bedrooms and the family bathroom.

BEDROOM ONE 12′7″ apx x 9′3″ apx
Beautifully presented, this well-proportioned double bedroom is positioned to the rear of the property, enjoying pleasant views over the rear garden. A range of mirrored sliding wardrobes spans one wall, providing excellent built-in storage while enhancing the sense of space. The room also offers ample space for additional freestanding furniture. A door leads back through to the inner hall.

BEDROOM TWO 9′10″ apx x 9′3″ apx
Offering versatile accommodation, this well-proportioned double bedroom is currently utilized as a home office but could easily be adapted to suit a variety of needs, including a guest bedroom, nursery or dressing room. Positioned to the rear of the property, the room enjoys pleasant views over the rear garden and provides space for a double bed and additional freestanding furniture. A door leads back through to the inner hall.

BATHROOM 6′2″ apx x 5′1″ apx
well-maintained this modern family bathroom is fitted with a white three-piece suite comprising a panelled bath with an electric shower over, a wash hand basin with a mixer tap, and a low-level flush WC. Stylish taupe wall tiles complement the neutral décor, while a frosted window overlooking the driveway allows natural light whilst maintaining privacy. Further benefits include a heated towel rail and practical vinyl flooring. A door leads back through to the inner hall.

FRONT GARDEN/ DRIVEWAY
The front garden has been thoughtfully designed to provide an attractive outdoor space. A generous driveway, finished with stamped concrete paving, provides ample off-road parking for multiple vehicles and leads to the detached garage. A pathway provides access to the front entrance door, while a separate external door offers convenient direct access into the kitchen. A spacious lawn is complemented by a selection of shrubs and planted borders, creating an ideal outdoor space for those who enjoy gardening.

REAR GARDEN
To the rear, the property enjoys a generous enclosed garden, mainly laid to lawn, providing plenty of space for outdoor seating, children's play or those who simply enjoy spending time outdoors. Raised planting beds add character, while fenced boundaries offer a good degree of privacy. A pathway leads to the rear entrance, providing direct access into the kitchen..

MATERIAL INFORMATION - PAISLEY
TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL TAX BAND: D

PROPERTY CONSTRUCTION:
Standard

PARKING
Off street parking

RIGHTS AND RESTRICTIONS:
There are no restrictions

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

PAISLEY MORTGAGES - PAISLEY
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

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

AGENT NOTES - PAISLEY
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures,

fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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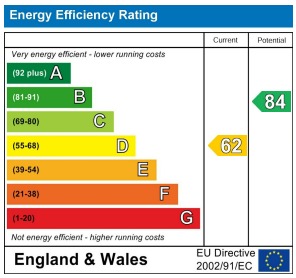

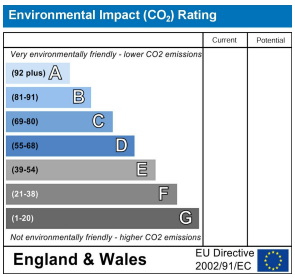

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PAISLEY
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