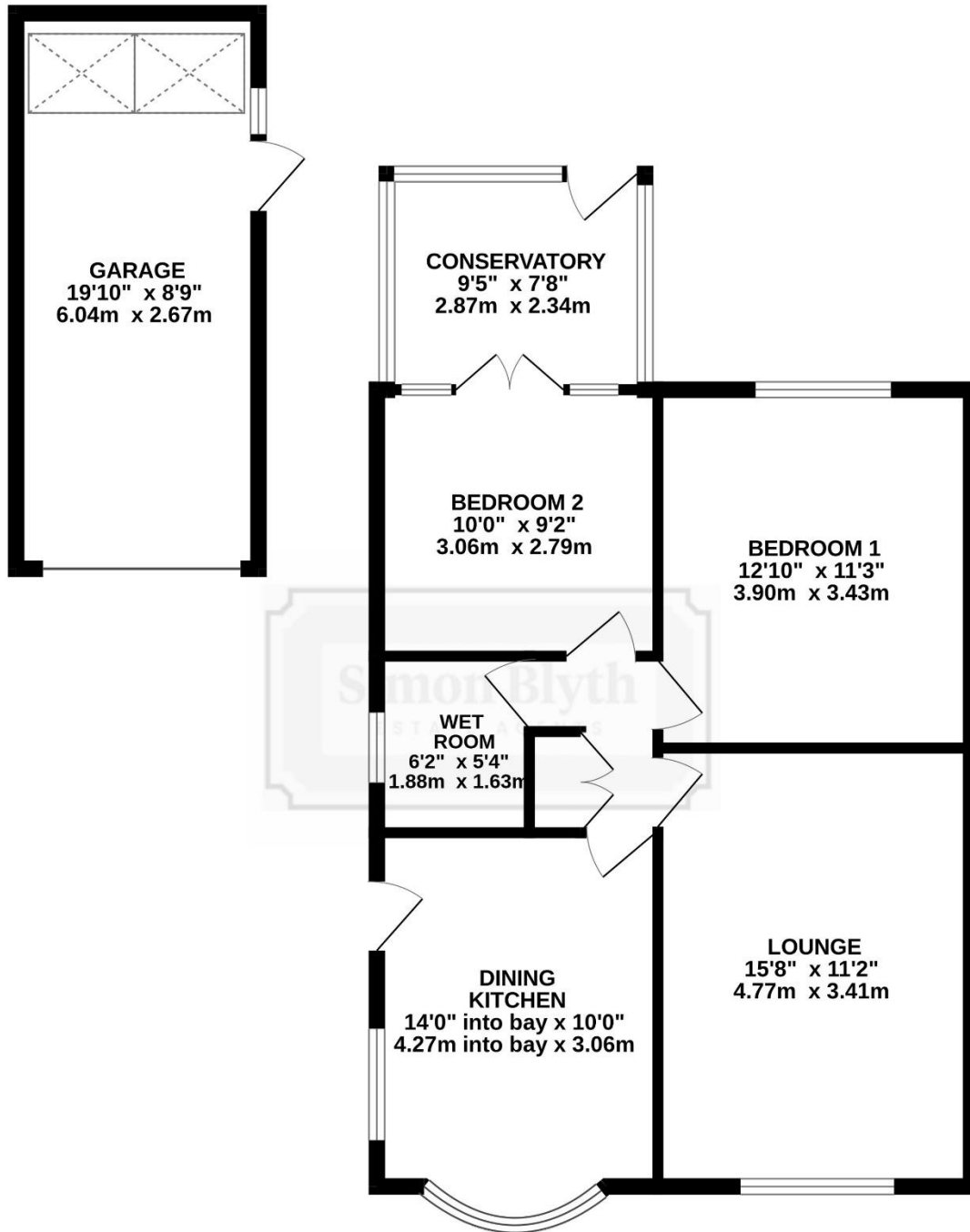




103 HOWARD CRESCENT, WAKEFIELD, WF4 3AN



HOWARD CRESCENT

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PROPERTY DESCRIPTION

SUPERBLY PRESENTED, TWO DOUBLE BEDROOM, TRUE BUNGALOW SITUATED IN THE POPULAR RESIDENTIAL AREA OF DURKAR. BOASTING MODERN DINING-KITCHEN, WET ROOM STYLE SHOWER AND LOW MAINTENANCE GARDENS TO THE FRONT AND REAR. A SHORT DISTANCE FROM AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY IS IDEAL FOR THOSE DOWNSIZING AND BENEFITS FROM A DETACHED GARAGE WITH WORKSHOP.

The property accommodation briefly comprises of open-plan dining-kitchen with modern appliances, inner hallway, lounge with feature wall panelling and wall-mounted remote fireplace, two double bedrooms, conservatory and wet room. Externally to the front is a lawn garden with a driveway which continues down the side of the property to a detached garage which has lighting and power in situ. The rear garden is enclosed with flagged patio, lawn and a hardstanding for a garden shed.

Offers Around £260,000

GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed PVC door with obscure glazed insets and leaded detailing to the side elevation into the dining kitchen.

DINING KITCHEN

Measurements - 14'0" max x 10'0" (4.27m max x 3.06m)

The dining kitchen room enjoys a wealth of natural light which cascades through the dual aspect windows with a bay window to the front elevation and additional double-glazed window to the side, both with leaded detailing. There is high quality flooring, inset spotlighting to the ceilings, a radiator and a door proceeds to the inner hallway. The kitchen features high quality fitted wall and base units with shaker style cupboard fronts and with complementary marble effect work surfaces over which incorporates an inset sink and drainer unit with gold ascent mixer tap. There is a matching upstand to the work surface, high-quality built-in appliances which includes a four-ring ceramic LOMONA hob with splash back and integrated cooker hood over and an inbuilt fan assisted oven, integrated fridge and freezer unit, a built in slimline dishwasher and with plumbing and provisions for an automatic washing machine and with soft closing doors and draws.





INNER HALLWAY

The high-quality flooring continues from the open plan dining kitchen into the inner hallway which has doors providing access to two bedrooms, the lounge and the shower room. There is decorative coving to the ceiling, inset spotlighting a loft hatch gives access to a useful attic space and there is a useful cupboard with shelving in situ.

LOUNGE

Measurements - 15'8" max x 11'2" (4.77m max x 3.41m)

The lounge is decorated to a high standard and features an acoustic panelled wall. There is a ceiling light point, a radiator and a bank of double-glazed windows with leaded detailing to the front elevation which has a pleasant tree line outlook over roof tops across the lane. The focal point of the room is the remote-controlled electric fireplace.





BEDROOM ONE

Measurements - 12'10" max x 11'3" (3.90m max x 3.43m)
Bedroom one is a particularly light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation with pleasant views on to the property's gardens. There is a radiator, decorative coving and a central ceiling light point.

BEDROOM TWO

Measurements - 10'0" max x 9'2" (3.06m max x 2.79m)
Bedroom two again can accommodate a double bed with space for free standing furniture. It features decorative coving to the ceilings, a central ceiling light point, a radiator and there are twin doors with adjoining to either side which proceed to the conservatory.



CONSERVATORY

Measurements - 9'5" max x 7'8" (2.87m max x 2.34m)

The conservatory features triple aspect banks of double-glazed windows to either side elevations and the rear elevation, there is power and lighting in situ, high quality flooring and a double-glazed external door to the rear elevation giving direct access to the gardens. There is also a radiator.



WET ROOM

Measurements - 6'2" max x 5'4" (1.88m max x 1.63m)

The wet room features a modern white tree piece suite which comprises of a pedestal wash hand basin, a low-level W.C. with push button flush and a wet room style shower cubicle. There are attractive tiled walls and a panelled ceiling with ceiling light point, a radiator, an extractor fan and a double-glazed window with obscure glass to the side elevation.



OUTSIDE

FRONT EXTERNAL

Externally to the front the property features a low maintenance lawn garden. There is a driveway providing off street parking immediately to the front of the property which continues down the side to a detached garage. There is an external light, an external tap and a gate which encloses the rear garden.



REAR EXTERNAL

Externally to the rear The property features a low maintenance and enclosed garden which features a flagged, paved area and is laid predominantly with lawn. At the bottom of the garden is a hard standing with space for a shed and there are fairish boundaries and a pedestrian door into the garage and with a canopied lean-to wood store to the rear of the garage. There is also a flagged patio area ideal for alfresco dining to the rear garden

DETACHED GARAGE

Measurements - 19'10" max x 8'9" (6.04m max x 2.67m)

The garage features an up and over door and there is lighting and power in situ, fitted with shelving and part placed panels to the roof line providing natural light. There is a pedestrian access door with adjoining window to the side elevation.



ADDITIONAL INFORMATION

EPC rating - D

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – b

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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OFFICE OPENING TIME

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Sunday - 11:00 to 13:00

Details printed 12/05/2026

PROPERTY VIEWING NOTES

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