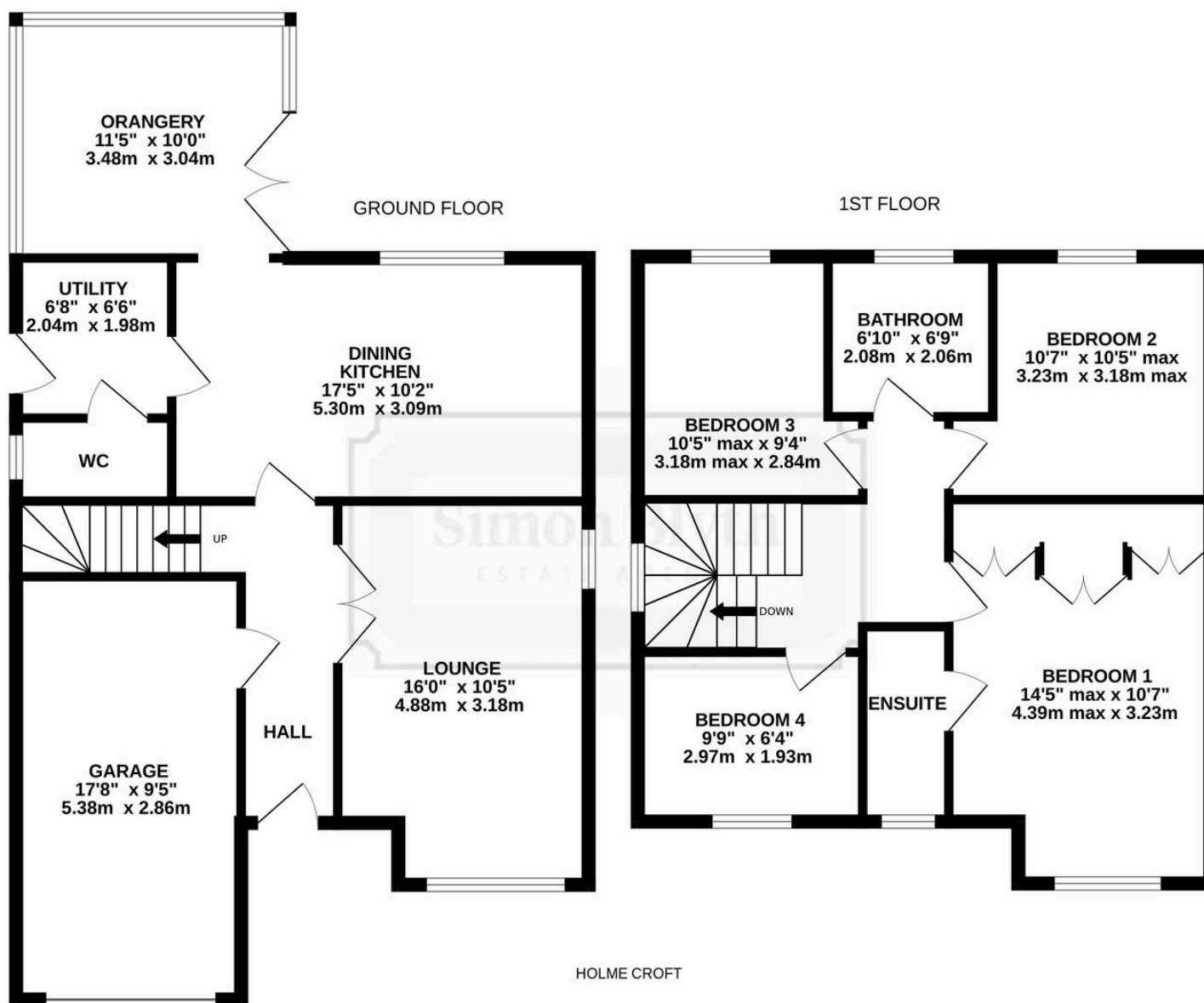




Holme Croft, Durkar, WF4 3BF
Wakefield

In Excess of **£425,000**



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Holme Croft

Durkar, Wakefield

OCCUPYING A PARTICULARLY PLEASANT POSITION, IS THIS EXECUTIVE, DETACHED, FAMILY HOME. SITUATED ON THE EDGE OF A QUIET CUL-DE-SAC SETTING, FINISHED TO A HIGH SPECIFICATION THROUGHOUT AND NEIGHBOURING A PLAYING FIELD TO THE SIDE. THE PROPERTY IS LOCATED IN THE POPULAR VILLAGE OF DURKAR, IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, WELL REGARDED SCHOOLING AND CONVENIENTLY POSITIONED TO NEARBY AMENITIES.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DETACHED HOUSE
- FOUR BEDROOMS
- EN SUITE
- OPEN PLAN LIVING DINING
- ORANGERY
- ENCLOSED REAR GARDEN
- WELL PRESENTED THROUGH OUT



ENTRANCE HALL

Enter into the property through a double glazed composite front door with obscure glazed inserts with leaded detailing into the entrance hall. The entrance hall features high quality LVT flooring, central heating radiator, two ceiling light points, uPVC double glazed window to side, staircase rising to first floor and multi-paneled timber and glazed doors lead into the lounge.

INTEGRAL GARAGE

Accessed from the entrance hall and features a up and over door to front. The garage has lighting and power in situ, cold water tap and here we find the wall mounted combination boiler.

LOUNGE

As the photography suggests, the lounge is a generous proportioned, light and airy reception room which features dual aspect windows with a bank of double-glazed mullioned windows to the front elevation and double-glazed window to the side elevation. The high quality LVT flooring continues through from the entrance hall and there is a ceiling light, central heating radiator and decorative wall paneling.



OPEN PLAN DINING KITCHEN

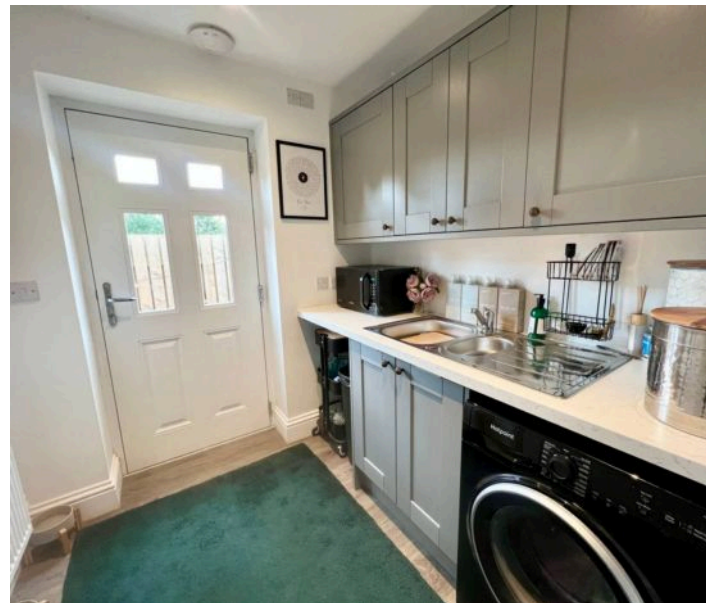
The open plan dining Kitchen enjoys a great deal of natural light, which cascades through the double-glazed bank of windows to the rear elevation and the double doorway, which leads into the orangery. The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and complementary granite work surfaces over which incorporates a one and half bowl composite inset sink unit with bevel drainer and pull-out hose mixer tap. The kitchen is well equipped with appliances with space for a six-ring cooker with ceramic splashback and canopy style cooker hood over, built in fridge and freezer unit, integrated dishwasher and matching upstand to the work surface. There is a breakfast peninsula with wine cooler beneath and place for informal dining and a continuation of the LVT flooring. Additionally, there is inset spotlighting to the ceilings a vertical anthracite radiator and a door proceeds to the utility room.

UTILITY

The utility room features fitted wall and base units with shaker style cupboard fronts and complementary work surfaces over which incorporates a one and half bowl stainless steel Lamona sink and drainer unit with chrome mixer tap over. There is plumbing and provisions for automatic washing machine as well as a condensing tumble dryer, inset spotlights and extractor fan. There is a double-glazed composite door to the side elevation, central heating radiator and a door that leads to the downstairs WC.

DOWNSTAIRS W.C

Featuring a modern contemporary two-piece suite which comprises of a low-level W.C with push button flush and a corner pedestal wash hand basin with chrome Monoblock mixer tap. There is a double-glazed window with obscured glass to the side elevation, central heating radiator, inset spotlights and LVT flooring.





ORANGERY

The orangery enjoys a great deal of natural light with triple aspect windows to either side elevation and the rear elevation, providing pleasant views across the properties landscape gardens and neighbouring fields. There are double glazed French doors to the side elevation leading out to the patio, inset spotlights into the ceilings, central heating radiator and LVT flooring.

FIRST FLOOR LANDING

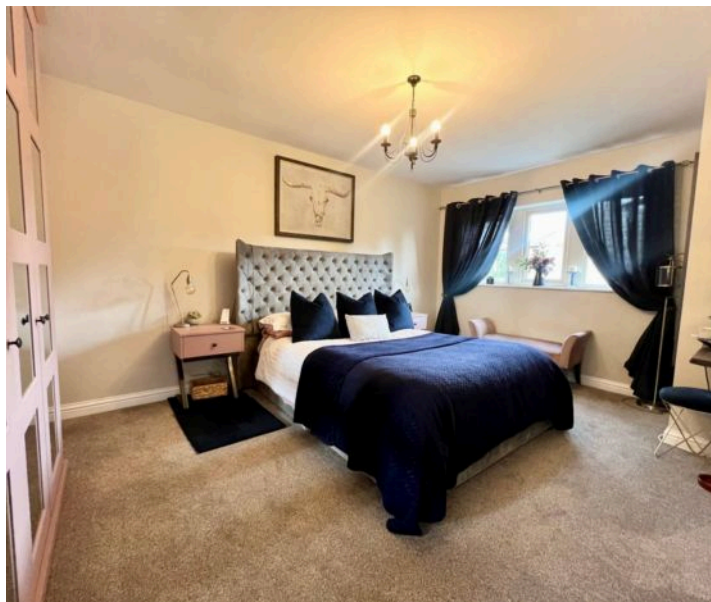
From the entrance hallway a staircase rises and turns to first floor landing with spindle balustrade, ceiling light, access to loft via a hatch and double-glazed window to the side elevation, with pleasant views onto the neighbouring field. From here we gain access to the following rooms.

BEDROOM ONE

A generously proportioned double bedroom which benefits from an array of fitted furniture including wall to wall fitted wardrobes which have hanging rails and shelving in situ. There is a single light point, central heating radiator and a bank of double-glazed mullioned windows to the front.

EN SUITE SHOWER ROOM

Featuring a modern white three-piece suite comprising of a fixed frame shower cubicle with thermostatic shower, wall mounted wash hand basin with chrome Monoblock mixer tap and a low-level WC with push button flush. There is tiling to the splash areas and dado height, LVT flooring, inset spotlights, chrome towel rail / radiator, extractor fan and obscure uPVC double glazed window.



BEDROOM TWO

A further double bedroom with ample room for free standing furniture. The room has a ceiling light, central heating radiator and a bank of double-glazed windows to the rear elevation with pleasant views onto the gardens.

BEDROOM THREE

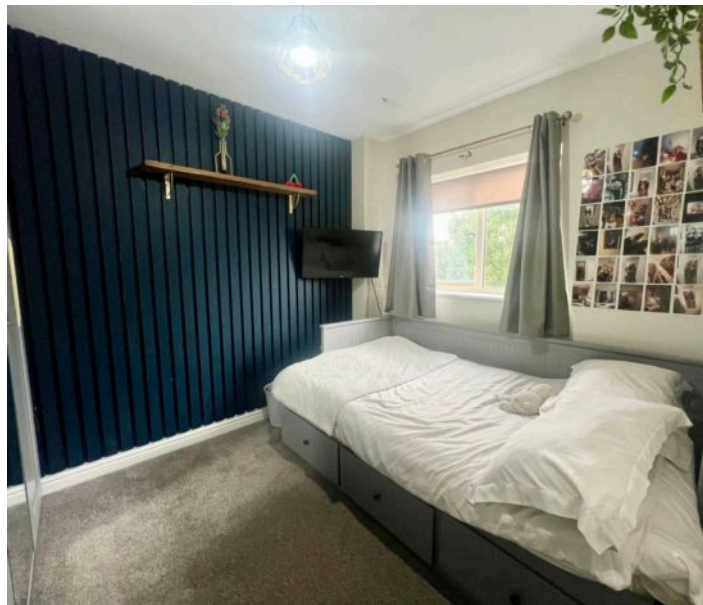
A double bedroom a light again having ample space for free standing furniture. There is a ceiling light, central heating radiator, decorative wall paneling and a bank of double-glazed windows to the rear elevation.

BEDROOM FOUR

A front facing double bedroom with ceiling light, central heating radiator and a bank of double-glazed mullioned windows to the front.

BATHROOM

Comprising of a three-piece modern white suite in the form of close coupled W.C, pedestal basin with chrome mixer tap over and bath with chrome mixer tap and mains fed chrome mixer shower over with glazed shower screen. There is a ceiling light, extractor fan, part tiling to walls, wood effect laminate flooring, chrome towel rail / radiator and obscure uPVC double glazed window.



GARDEN

The property occupies a particularly generous corner plot, to the rear is Indian stone flagged patio ideal for alfresco dining and barbecuing. The rear garden is completely enclosed with part walled and part fenced boundaries with well stocked flower and shrub beds. The rear garden is laid predominantly to lawn which then extends to a further raised Indian stone flag patio at the bottom of the garden that enjoys the afternoon and evening sun. There are various external lights, external cold and hot taps and various external plug points. To the front of the property is block paved driveway, providing off street parking for multiple vehicles. The front garden features two lawned areas with flower and shrub beds and a block paved driveway leads to a door canopy by the front door. There are flagged pathways down either side of the property leading to gates which enclose the rear gardens and there are external up and down lights.





ADDITIONAL INFORMATION

EPC Rating is B and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Wakefield Office on 01924 361631

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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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Sunday – 11:00 am – 1:00pm



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