



Julie Avenue, Durkar

Wakefield

Offers in Region of **£200,000**



JULIE AVENUE

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.
Made with Metropix ©2024



Julie Avenue

Durkar, Wakefield

OFFERED FOR SALE WITH NO UPPER VENDOR CHAIN

A TRUE BUNGALOW, BOASTING PLEASANT OPEN ASPECT VIEWS ACROSS THE VALLEY AND SITUATED IN POPULAR RESIDENTIAL AREA OF DURKAR. OFFERING WELL APPOINTED ACCOMMODATION, COMPLIMENTED BY EASY TO MAINTAIN GARDENS AND LOCATED IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS, AMENITIES AND WITH CONVENIENTLY POSITIONED IN BETWEEN THE AREAS OF CRIGGLESTONE, DURKAR AND CALDER GROVE.

The property accommodation briefly comprises of kitchen, open plan living/dining room, inter hallway, two bedrooms and the house shower room. Externally there is a low maintenance gravelled garden to the front with driveway leading down the side of the property to the detached garage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ENTRANCE HALL

Enter into the property through a double glazed PVC door with obscured glazed inserts from the side elevation into the kitchen.

KITCHEN

The kitchen features a bank of double glazed bayed window to the front elevation providing the room with a great deal of natural light and there are two ceiling light points and decorative coving to the ceilings. The room benefits from high quality flooring, a curved radiator under the bayed window and there is a doorway providing access to the inner hallway and a multi panel timber and glazed door proceeds to the open plan dining room. The kitchen features a wide range of fitted wall and base units with complimentary work surfaces over which incorporate a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen features a wide range of fitted wall and base units with complimentary work surfaces over which incorporate a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is well equipped with built in appliances which include a four ring ceramic hob with integrated cooker hood over and tiled splashback and a built in fan assisted electric oven. The kitchen features space for a tall standing fridge and freezer unit, space and provisions for an automatic washing machine and a cupboard houses the wall mounted Worcester Bosch combination boiler.



OPEN PLAN LIVING DINING ROOM

As the photography suggests, the open plan living dining room is a generous proportioned reception room which enjoys a great deal of natural light which cascades through the double glazed bay window to the front elevation. The high quality flooring continues through from the kitchen and there is a decorative coving to the ceilings with a matching ornate ceiling rose and central ceiling light point. The open plan living dining room has two wall light points, a radiator, television and television points and the focal point of the room is the marble fireplace with ornate timber mantle surround and set upon a raised marble hearth.

INNER HALLWAY

The high quality flooring continues through from the kitchen into the inner hallway which features multi panel timber doors providing access to two bedrooms and the house shower room. There is a ceiling light point and a loft hatch which provides access to a useful attic space.





BEDROOM ONE

Bedroom one is a generous proportioned light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double glazed windows to the rear elevation which provides fantastic open aspect panoramic views far into the distance. There is decorative coving to the ceilings, a ceiling light point, radiator, and high quality flooring. The principal bedroom is equipped with floor to ceiling built in wardrobes which has hanging rails, shelving, and sliding doors.

BEDROOM TWO

Bedroom two can accommodate a double bed with space for freestanding furniture and the room is currently utilised as a snug/home office. It features high quality flooring, a ceiling light point, a radiator, and a double glazed external door to the rear elevation with adjoining windows. Additionally, there is decorative coving to the ceilings, an ornate ceiling rose and pleasant views onto the property's rear gardens and with far reaching views over roof tops and into the distance.



HOUSE SHOWER ROOM

The shower room features a modern contemporary three piece suite which comprises of a low level W.C with push button flush, a broad pedestal wash hand basin with chrome monobloc mixer tap and a quadrant frame fixed style cubicle with electric Tritan shower. There are contrasting panelled walls, a panelled ceiling with ceiling light point, a vanity mirror with spotlights and a ladder style radiator. The shower room has an obscured glass and tiled sill to the side elevation and an extractor fan.

EXTERNAL

DETACHED GARAGE

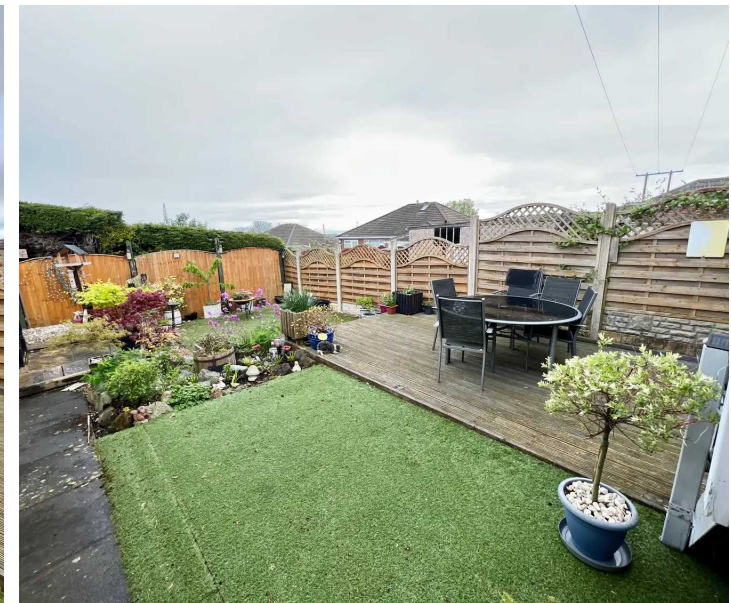
The garage features an electric remote controlled roller shutter door. There is lighting and power in situ and a bank of single glazed windows to the side elevation which provide the garage with a great deal of natural light and provide a pleasant outlook onto the gardens.

REAR

Externally to the rear, the property features a low maintenance enclosed garden which features an artificial lawn area and a raised decked area which is ideal for both alfresco dining and BBQing. At the bottom of the garden there is an additional artificial lawn with gravelled borders, ideal for pots and plants and there is a hard standing to the rear of the garage which is a great space for a garden shed or a summer house. There is part fenced and part hedged boundaries and a timber staircase which provides access to the bedroom two. There is an external tap and an external light.

FRONT

Externally to the front, the property features a driveway which provides off street parking for multiple vehicles in tandem. The front garden is low maintenance with gravelled borders that are well stocked with flowers and shrubs and there are part stone wall and part hedged boundaries. The driveway proceeds down the driveway to the detached garage.



ADDITIONAL INFORMATION

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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



Simon Blyth Estate Agents

01924 361631

Wakefield@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000