



## 114 Hollin Drive

Durkar, Wakefield WF4 3PR

### PROPERTY FEATURES

- Detached 2 bed bungalow
- Offered with no onward chain
- Attractively presented both inside and out
- Redecorated, new carpets and ready to move in
- Gas central heating with modern combi-boiler
- Recently refitted bathroom with walk in bath
- Enclosed gardens to front and rear
- Long resin driveway with parking for 3 to 4 cars
- Excellent commuter links
- Call FSL Estate Agents to view



**01924 200101**

Offers in the Region Of £239,950





## PROPERTY DETAILS

Offered for sale with no onward chain is this 2 bed detached bungalow with private gardens and driveway which is attractively presented throughout and ready to move straight in. The property benefits from gas central heating with modern Worcester Bosch combi-boiler and UPVC double glazed windows and doors. The bungalow is located within the popular village of Durkar on the outskirts of Wakefield and offers easy access into Wakefield with excellent commuter links to the Yorkshire region. The property is predicted to have wide appeal and an early viewing is recommended. Contact FSL Estate Agents to arrange a viewing.



## LOCATION

The property is located on Hollin Drive within the popular village of Durkar. This well regarded village location is within easy reach of Wakefield City Centre with regular public transport services and has a good range of amenities, facilities and schools nearby. Situated only minutes from Junction 39 of the M1 motorway, the location offers excellent central Yorkshire commuter access via the motorway network and is within 3 miles of Wakefield Westgate Railway Station on the East Coast Main Line.

## ACCOMMODATION

The detached bungalow briefly comprises: kitchen, inner hallway, living room, 2 double sized bedrooms and bathroom. Outside; driveway and gardens to front and rear. Please refer to the floor plans for approximate room sizes and layout.



**Kitchen** 9' 11" x 14' 4" (3.026m x 4.363m) into bay  
Fitted with an extensive range of base and wall units with contrasting work surfaces and ceramic sink. UPVC side entrance door.

### Inner Hallway

Linking all of the rooms and flooded with natural light through internal glazed doors. Useful built in storage cupboard. Drop down loft hatch and ladder giving access to the part boarded loft.



**Living Room 11' 4" x 17' 5" (3.456m x 5.308m) into bay**

A spacious living room with feature bay window and contemporary fireplace with inset electric fire. Note that the property does have a full chimney should any purchaser wish to install a gas or solid fuel fire / stove in the future.

**Bedroom 1 12' 10" x 11' 4" (3.918m x 3.463m)**

A good sized double bedroom with views out to the rear garden.

**Bedroom 2 9' 11" x 9' 3" (3.031m x 2.814m)**

A second double sized bedroom with patio doors leading out to the rear garden.

**Bathroom**

Recently updated, fully tiled and fitted with a close coupled WC, vanity unit with inset wash basin and easy access walk-in bath / shower enclosure with powered seat.

**Outside**

The property is fronted by a stone boundary wall with wrought iron gates giving access to a long resin driveway providing ample parking for 3 to 4 vehicles. To the front there is a low maintenance garden with specimen trees and shrubs. There is access to the rear from both sides of the property. To the rear there is a landscaped terraced garden with mix of resin footpaths, slate hardstanding and lawn.

**Garage**

Brick built single car garage with up and over vehicle access door and side personnel door.

**TENURE**

Freehold.

**COUNCIL TAX BAND**

The property is registered for council tax as band C.

**EPC RATING**

The property has an EPC rating of D(66)

**VIEWINGS**

For more information and to arrange a viewing contact our friendly team on 01924 200101.

**IMPORTANT NOTICE**

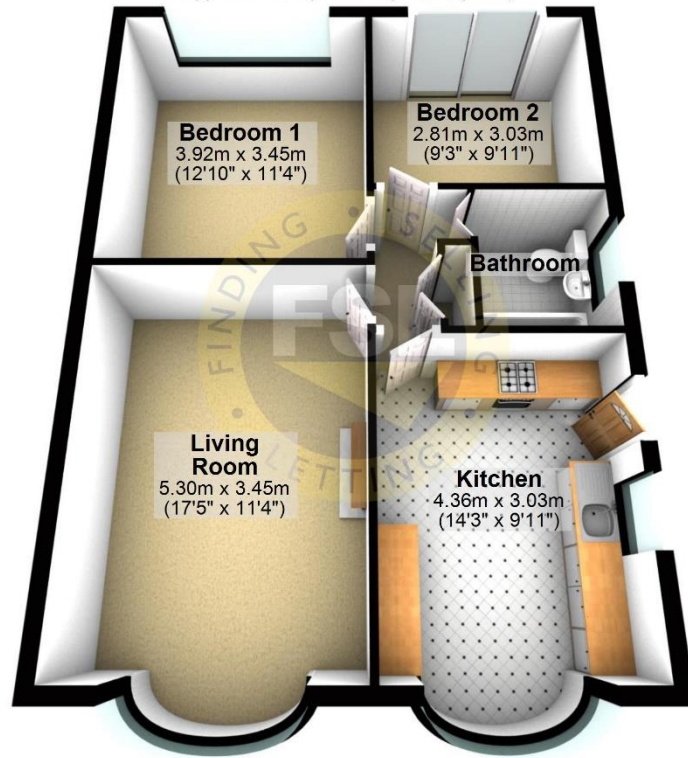
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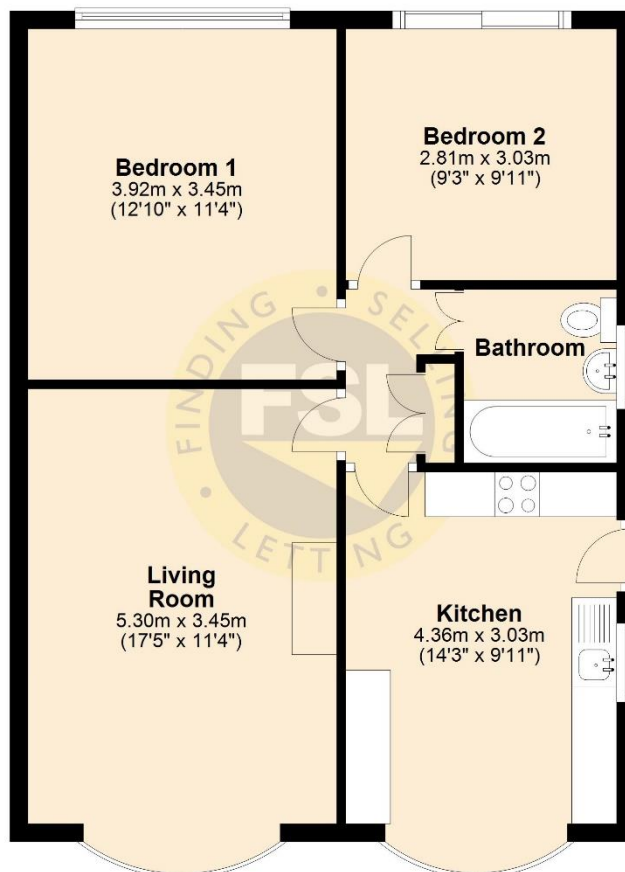
## Floor Plan

Approx. 59.0 sq. metres (635.5 sq. feet)



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Total area: approx. 59.0 sq. metres (635.5 sq. feet)



For further information and  
to arrange a viewing contact  
FSL Estate Agents

Telephone **01924 200101**



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## ENERGY PERFORMANCE CERTIFICATE

19/06/2023, 09:08

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

114, Hollin Drive Dunbar WAKEFIELD WF4 3PR	Energy rating <b>D</b>	Valid until: 25 November 2023 Certificate number: 9116-2862-7998-9827-2685
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Property type: Detached bungalow

Total floor area: 60 square metres

#### Rules on letting this property

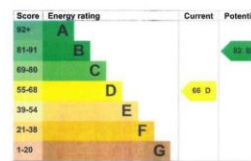
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/9116-2862-7998-9827-2685?print=true>

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