



**Howard Crescent
Durkar
Wakefield
West Yorkshire
WF4 3AL**

Offers in Excess of £163,000

bettermove

Howard Crescent Wakefield

Bettermove are proud to present this 2 bedroom semi-detached house in Durkar, Wakefield available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the driveway and detached garage. The council tax band is B.

The interior of this spacious property comprises a spacious living room, fitted kitchen, 2 generous bedrooms, conservatory and family bathroom. The exterior boasts a large private rear garden, perfect for enjoying the summer months. The property requires cosmetic renovation throughout.

Located in the popular village of Durkar, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M1, Sandall & Agbrigg Train Station and Wakefield Train Station and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

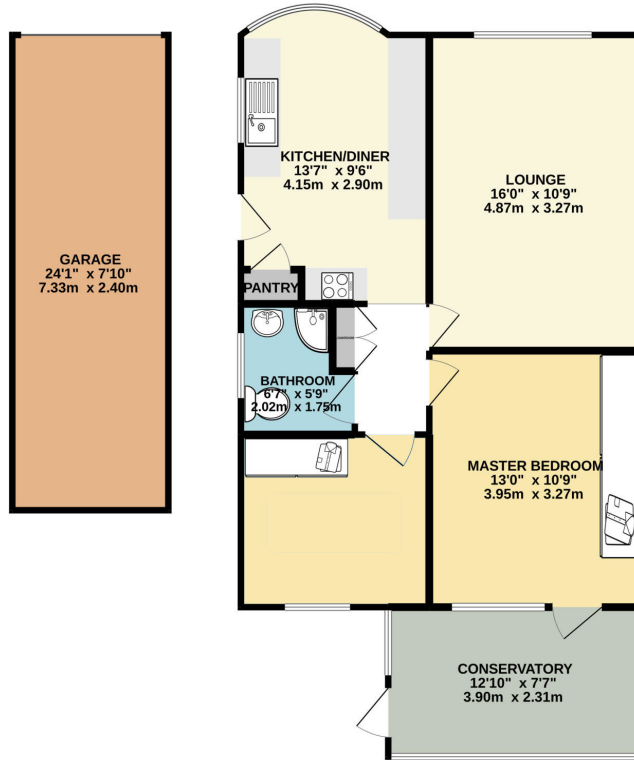
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
854 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA: 854 sq.ft. (79.4 sq.m.) approx.

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 02022

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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