

MoveNow Properties



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FOR SALE

Durkar Low Lane, Durkar,

WF4 3BL

3 Bedroom, End-Terrace

£270,000



Movenowproperties are delighted to present this unique three-bedroom end-terrace home, offering an abundance of character and charm. Set across three floors, this stunning cottage-style property boasts three spacious double bedrooms, a stylish kitchen/dining area, a cosy living room with a log burner, and two well-appointed bathrooms, including a master ensuite. The enclosed rear garden features a beautifully designed summer house, and the property also benefits from off-road parking. This home must be viewed to be fully appreciated!

- **Three spacious double bedrooms** – offering comfort and ample living space.
- **Two well-appointed bathrooms** – including a luxurious master ensuite.
- **Charming kitchen/dining room** – featuring a traditional Belfast sink and stylish design.
- **Cosy living room** – complete with a characterful log burner for warmth and ambiance.
- **Front garden with off-road parking** – providing convenience and curb appeal.
 - **Enclosed rear garden** – featuring a versatile summer house, perfect for a variety of uses.

Accommodation Briefly Comprises:

Entrance Porch

A welcoming composite entrance door leading to a charming entrance porch with space for coats and shoes. An internal door opens into the hallway.

Entrance Hall

A bright and inviting hallway featuring wood flooring, a traditional radiator, and a double-glazed side window. Stairs lead to the first floor, with access to the living room and kitchen.

Kitchen/Dining Room

Measurements: 9'1" x 9'1" (2.76m x 2.75m)

A beautifully designed kitchen/dining space blending rustic charm with modern convenience. Featuring exposed brick walls, wall and base units with granite worktops, a Belfast sink, and a chimney breast currently housing a Range Master cooker. Additional benefits include plumbing for a washing machine, space for a fridge/freezer, and double-glazed windows overlooking the rear and side. Patio doors open to the enclosed rear garden, perfect for indoor-outdoor living.



Living Room

Measurements: 12'11" x 12'0" (3.94m x 3.66m)

A spacious and characterful living area, bathed in natural light from a large double-glazed bay window overlooking the front. Features include elegant wood flooring, a radiator, and a stunning chimney breast housing a cosy log burner.



Stairs & Landing to first floor

Carpeted stairs with a wooden handrail lead to the first-floor landing, featuring a radiator, a side-facing double-glazed window, and doors to bedroom two, bedroom three, and the family bathroom. Further stairs lead to the master suite on the second floor.

Bedroom Two

Measurements: 13'0" x 11'11" (3.95m x 3.63m)

A generously sized double bedroom with carpet flooring, a radiator, recessed spotlights, a picture rail, and a double-glazed window overlooking the front.



Bedroom Three

Measurements: 9'8" x 9'0" (2.94m x 2.74m)

A well-proportioned third bedroom featuring wood flooring, a radiator, recessed spotlights, and a double-glazed rear-facing window. Fitted wardrobes with sliding doors provide ample storage.



Family Bathroom

Measurements: 7'11" x 5'11" (2.42m x 1.80m)

A stylish, country-inspired bathroom featuring a vanity-mounted wash basin, low-level WC, and a spacious double walk-in shower. Part-tiled walls, tiled flooring, a chrome towel heater, recessed spotlights, and a frosted double-glazed rear window complete the space.



Stairs & Landing to second floor

Carpeted stairs with a wooden handrail lead to the second-floor landing, featuring a Velux window that fills the space with natural light. An internal door opens to the master bedroom.



Master Bedroom

Measurements: 15'5" x 11'9" (4.70m x 3.59m)

Occupying the entire top floor, this stunning master suite boasts a double-glazed bay window overlooking the rear, a Velux window to the front, and a radiator, creating a bright yet cosy retreat.



Ensuite Bathroom

Measurements: 7'7" x 4.7" (2.32m x 1.39m)

A beautifully finished ensuite with a contemporary glass wash basin set on a modern vanity, low-level WC, and a spacious double walk-in shower. Features include part-tiled walls, recessed spotlights, a chrome towel heater, and a frosted double-glazed rear window.



Outside

Front Garden & Parking

The front of the property offers a spacious garden and the convenience of off-road parking.

Rear Garden

A beautifully enclosed rear garden with a mix of patio and lawned areas, mature shrubs, and fenced boundaries, offering a private outdoor retreat.

Summer House

Measurements: 15'11" x 10'0" (4.86m x 3.04m)

A versatile and charming space, ideal for a home office, gym, or creative studio, complete with power and lighting.



Tenure: Freehold

Council Tax Band A

Property Type: End Terrace

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349

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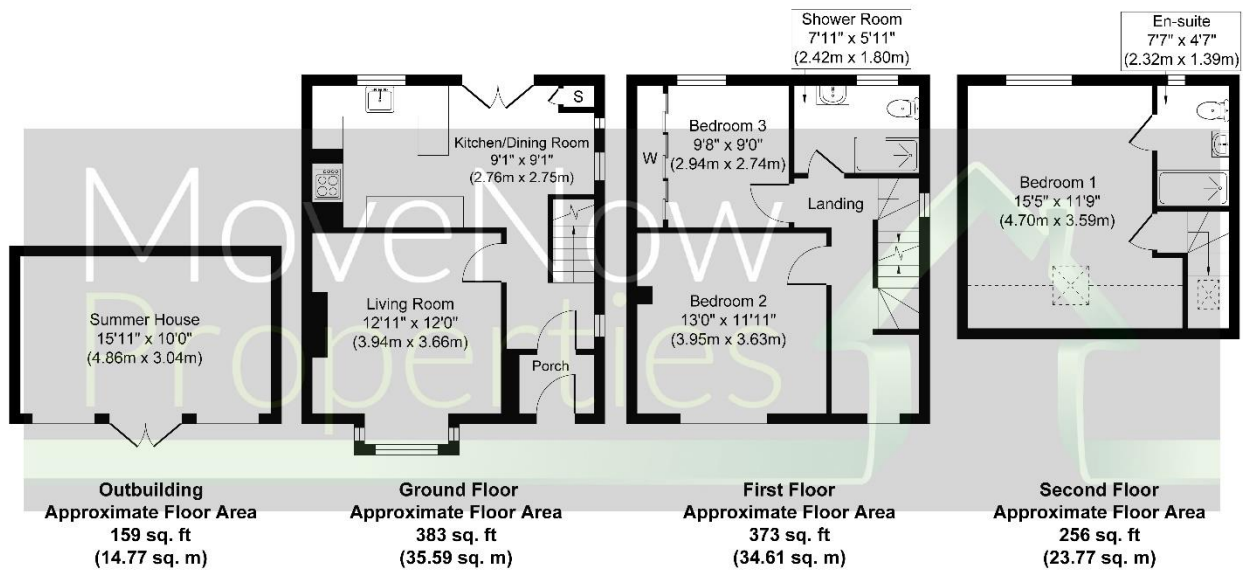
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Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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