



**Durkar Low Lane  
Durkar  
Wakefield  
West Yorkshire  
WF4**

**Offers in Excess of £148,000**

**bettermove**

# Durkar Low Lane Wakefield

Bettermove are proud to present this 2 bedroom terraced house in Durkar, available with no forward chain.

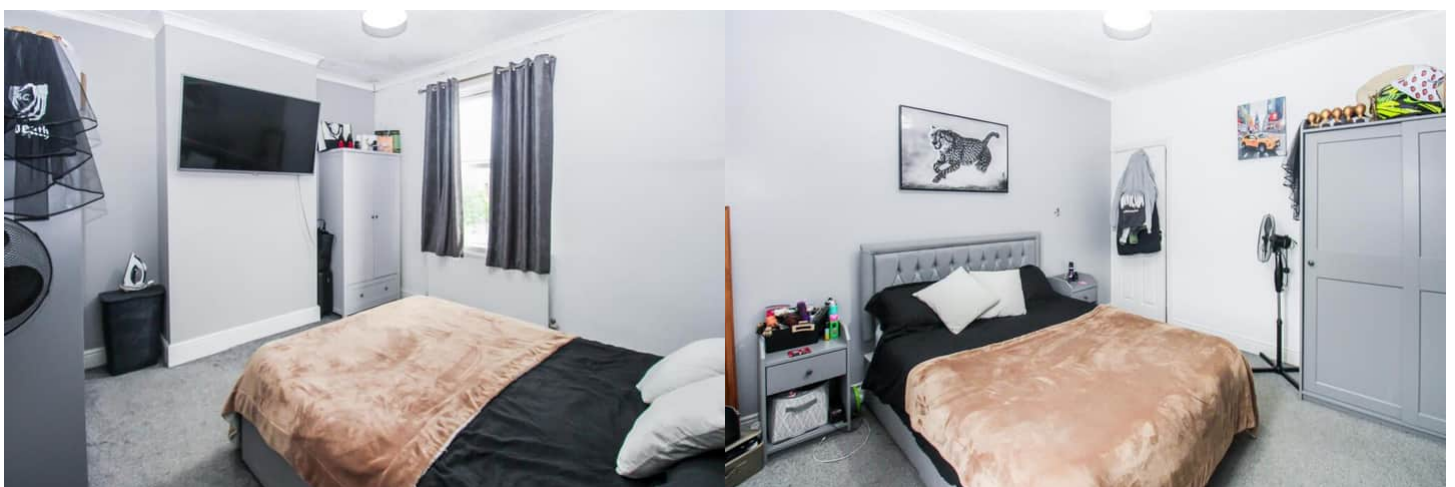
The property benefits from double glazing, and gas central heating throughout, with off street parking available to the front of the property.

The council tax band is A.

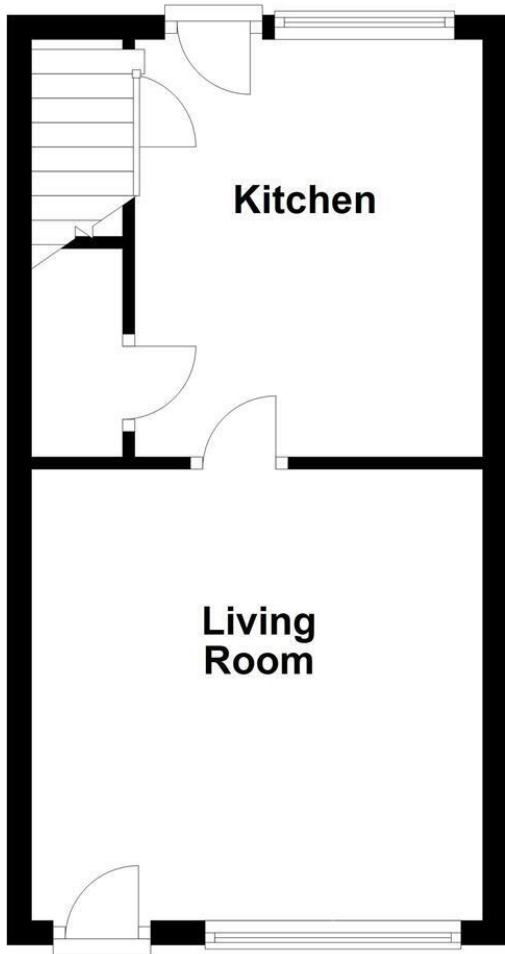
The interior of this well presented property comprises a spacious living room, and fitted kitchen on the ground floor. The first floor consists of two bedrooms, including one double and one single, alongside the family bathroom. Outside, the property boasts a private, low maintenance rear garden, perfect for enjoying the summer months.

Located in the sought after village of Durkar, Wakefield, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Sandal & Agbrigg Train Station, a variety of local bus routes, and quick access to the M1.

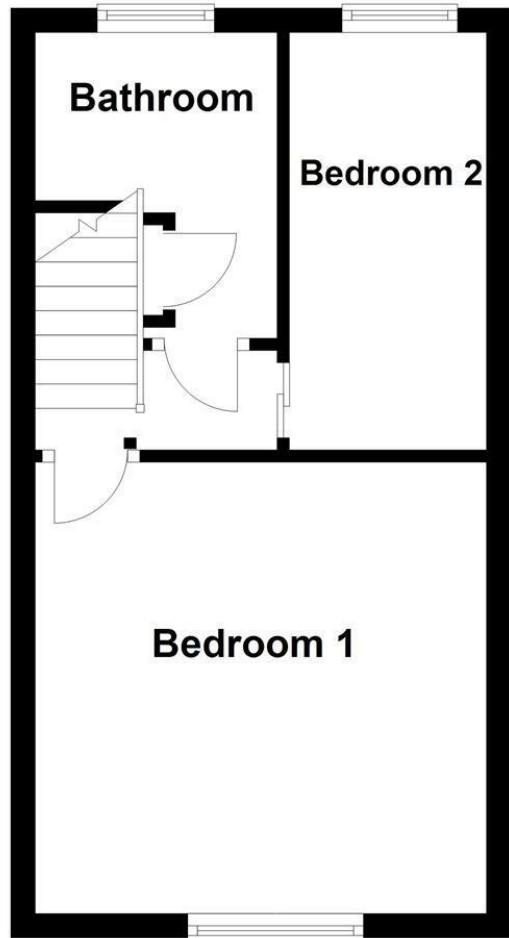
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



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