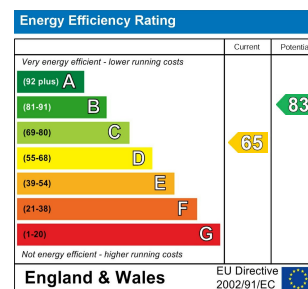




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
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## 18 Elmwood Avenue, Walton, Wakefield, WF2 6LS

For Sale Freehold Offers Over £365,000

An impressive three double bedroom detached dormer bungalow with spacious accommodation throughout, enjoying a sun room extension to the rear with French doors out onto the attractive garden, driveway parking to the side leading to a detached garage, a ground floor bathroom, whilst offering en suite facilities to all bedrooms.

The accommodation fully comprises of entrance hall, ground floor bathroom, lounge, dining area leading into the spacious modern kitchen with side porch and sun room extension off. To the first floor there are three double bedrooms. The principal bedroom enjoys an en suite shower room, whilst the two further bedrooms benefit from Jack & Jill shower room/w.c. Outside there is a neat walled lawned garden to the front with paving. A driveway at the side provides off road parking and leads to a detached single garage, whilst to the rear there is an enclosed lawned garden with raised decked seating area.

Walton offers a range of facilities for residents, including shops, schools, and recreational areas. The area has several green spaces and parks, providing opportunities for outdoor activities and leisure. Bus services link Walton to Wakefield city centre and other nearby areas. Additionally, the M1 motorway is easily accessible, offering convenient routes for commuters traveling by car.

### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
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 Ossett & Horbury offices 01924 266555  
 and Normanton office 01924 899870.  
 Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

### CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door leads into the hallway, stairs to the first floor, wood effect flooring, double central heating radiator, coving to the ceiling, doors into the lounge, downstairs bathroom and dining area.

### BATHROOM/W.C.

5'6" x 9'11" (1.7m x 3.03m)

P-shaped bath with electric shower and glazed screen door, pedestal wash hand basin with chrome mixer tap, low flush w.c., part tiling to the walls, wood effect vinyl flooring, chrome elated towel rail, built in storage cupboard, extractor fan and a side UPVC double glazed obscured window.



### LOUNGE

18'4" x 11'6" max (5.6m x 3.51m max )

Front facing UPVC double glazed bow window, side facing UPVC double glazed window, double central heating radiator, feature marble fireplace with gas fire, coving to the ceiling, further double central heating radiator.



### DINING AREA

11'10" max x 7'10" plus recess (3.62m max x 2.39m plus recess)

Useful understairs storage cupboard, side facing UPVC double glazed window, double central heating radiator, coving to the ceiling, quality wood effect flooring and open archway leading through to the spacious modern kitchen.

### KITCHEN

14'4" x 11'6" (4.38m x 3.53m)

Stylish range of handleless gloss wall and base units with complimentary wood effect block work surface over incorporating four ring induction hob with Bosch extractor hood over, a range of integrated appliances including 70/30 fridge freezer, double AEG oven, dishwasher and washing machine. 1 1/2 bowl stainless steel sink and drainer unit with chrome mixer tap, under unit LED lighting, spotlights to the ceiling, double central heating radiator, quality wood effect flooring, open archway leading through to the additional sun run, Side facing UPVC double glazed window and door into the side porch.

### SIDE PORCH

Convenient utility space with rear and side facing UPVC double glazed windows. Door to the side.

### SUN ROOM

8'10" x 12'11" (2.7m x 3.94m)

This excellent addition to the property offers a vaulted ceiling with two Velux windows flooding the ground floor with natural light. Rear facing UPVC double glazed window, UPVC double glazed French doors leading out to the rear garden, spotlights, double central heating radiator, continuation of the wood effect flooring. Wall mounted vertical style radiator.



### FIRST FLOOR LANDING

Two side facing UPVC double glazed windows, central heating radiator and access to three double bedrooms.

### BEDROOM ONE

10'4" x 11'6" (3.17m x 3.53m)

Rear facing UPVC double glazed window, cavity flooring, seful under eaves storage, coving to the ceiling, inbuilt walk in wardrobe with rail and shelving. Access to en suite shower room/w.c.



### EN SUITE SHOWER ROOM

4'7" x 8'2" (1.41m x 2.5m)

Large than average shower unit with electric shower, low flush w.c., pedestal wash hand basin, side facing UPVC double glazed obscured glass window, part tiling to the walls, wood effect flooring, double central heating radiator.



### BEDROOM TWO

11'6" max x 15'7" max (3.51m max x 4.75m max)

Side facing UPVC double glazed window, central heating radiator, access to the en suite Jack and Jill.



### JACK & JILL SHOWER ROOM/W.C.

6'5" max x 7'4" (1.98m max x 2.25m)

Corner shower unit with glazed sliding screen door and electric shower with tiled splashbacks, low flush w.c., pedestal wash hand basin, useful inbuilt storage cupboards, wall mounted chrome central heating towel rail, extractor fan, quality wood effect flooring and access to the third bedroom.



### BEDROOM THREE

8'9" x 12'5" (2.68m x 3.80m)

Side facing UPVC double glazed window, double central heating radiator, coving to the ceiling, access to the Jack & Jill en suite shower room/w.c.

### OUTSIDE

To the front of the property there is a gated driveway providing ample off street parking with an attractive lawned garden to the side with a range of trees and shrub's. To the rear of the property there is an enclosed well maintained garden with lawn and patio seating area. Larger than average garage located to the rear of the property.



### COUNCIL TAX BAND

The council tax band for this property is C

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.