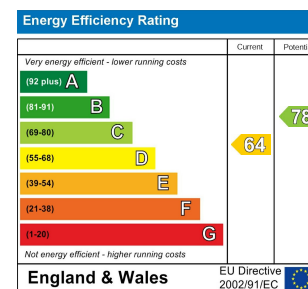




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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,
 Pontefract & Castleford office 01977 798844
 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.



6 Elmwood Drive, Walton, WF2 6LW
For Sale Freehold Guide Price £385,000

Offered for sale is this fantastic and stylish four bedroom detached home situated in the sought after village of Walton. The modern and spacious four bedroom family home offers open plan living space with modern kitchen and bathroom.

The landscaped private garden is perfect for entertaining and alfresco dining. The detached garage offers ample storage or workshop space with plumbing and power. The property briefly comprises of entrance hall, a living dining kitchen, separate living room, four bedrooms and a bathroom/w.c.

The property has fantastic motorway links, is close to all local amenities and in the catchment area for Walton primary and Crofton high school. Early viewing is essential as this one is not to be missed.



ACCOMMODATION

ENTRANCE HALL

Open and spacious, the hallway offers doors leading to bathroom, bedroom and living room, further into the hallway we are opened up into the open plan modern kitchen diner with doors leading to the rear garden. UPVC double glazed window to the side aspect and gas central heating radiator. One smaller storage cupboard and under stair storage also.

KITCHEN/OPEN PLAN LIVING

118' x 21'10" max (3.57m x 6.68m max)

Offering open plan living and fitted with modern wall and base units, integrated dishwasher, freestanding cooker, freestanding fridge, log burner and French doors leading to the garden. Gas central heating radiator and UPVC double glazed windows.



LIVING ROOM

125' x 11'8" (3.79m x 3.56m)

UPVC double glazed window to the front aspect, gas central heating radiator.



DINING AREA

125' x 8'8" (3.79m x 2.66m)

UPVC double glazed window to the side aspect, storage space, gas central heating radiator.



BATHROOM/W.C.

9'7" x 5'4" (2.94m x 1.64m)

Fitted with a modern white three piece suite, ladder style radiator, UPVC double glazed frosted window to the side aspect, partially tiled walls and tiled floor.



BEDROOM THREE

11'8" x 9'5" (3.56m x 2.89m)

UPVC double glazed window to the front aspect, gas central heating radiator.



FIRST FLOOR LANDING

BEDROOM ONE

11'10" x 11'2" (3.63m x 3.41m)

Fitted wardrobes, UPVC double glazed window to the rear aspect, gas central heating radiator. Storage to the eaves



BEDROOM TWO

11'9" x 11'7" (3.6m x 3.55m)

UPVC double glazed window to the front aspect, gas central heating radiator. Storage to the eaves



BEDROOM FOUR

8'2" x 8'6" (2.5m x 2.61m)

UPVC double glazed Velux window, gas central heating radiator.



OUTSIDE

The landscaped private garden is perfect for entertaining and alfresco dining with a mainly lawned garden and a flagged patio area. The detached garage offers ample storage or workshop space with plumbing and power. To the side of the property is a tarmac driveway fitting providing off road parking for four vehicles and a small front garden.



COUNCIL TAX BAND

The council tax band for this property is C

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.

EPC RATING

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