



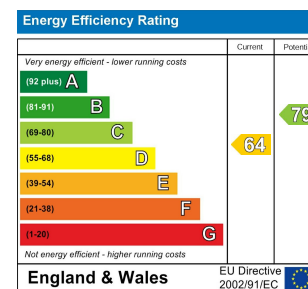
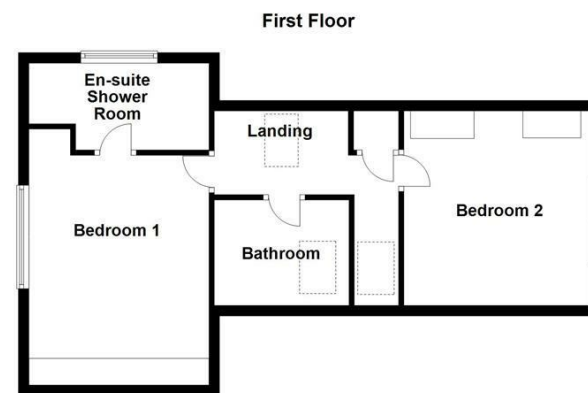
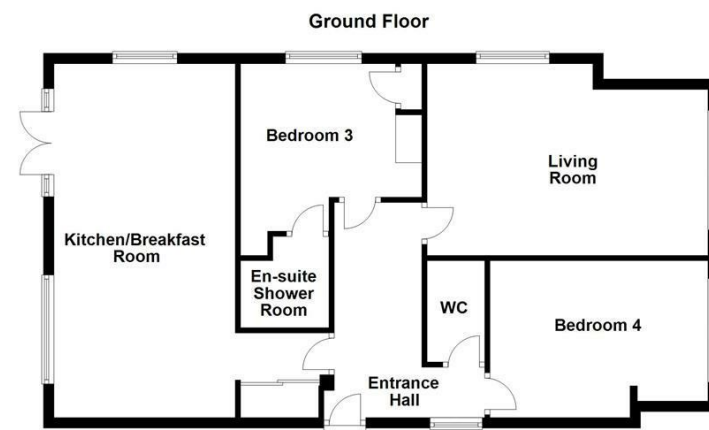
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01924 291 294

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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.



10 Elmwood Close, Walton, Wakefield, WF2 6LP

For Sale Freehold £400,000

Located in the sought after area of Walton is this four bedroom detached dormer bungalow benefitting from modern kitchen/breakfast room and modern bathrooms, ample off road parking and attractive front and rear gardens.

The property briefly comprises of the entrance hall, sliding doors into the utility space, modern fitted kitchen/breakfast room, two bedrooms (bedroom three with en suite), downstairs w.c. and living room. The first floor landing leads to two further bedrooms (bedroom one with en suite) and house bathroom/w.c. Outside to the front is an attractive lawned garden and resin driveway providing ample off road parking for several vehicles leading to the single detached garage. To the rear is a paved patio area, perfect for entertaining and dining purposes, an attractive lawned garden with timber decked seating area and pebbled seating area to the side, surrounded by timber fencing.

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.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Composite side entrance door, solid wooden floor, staircase to the first floor landing, central heating radiator, UPVC double glazed frosted window to the side aspect and doors providing access to the kitchen/breakfast room, two bedrooms, downstairs w.c. and living room.

UTILITY CUPBOARD

Built in utility cupboard access via sliding doors with laminate work surface over, space and plumbing for a dryer and power within. An opening providing access into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

115" x 222" (3.48m x 6.78m)
Range of high gloss wall and base units with laminate work surface over and laminate upstanding above, stainless steel sink and drainer swan neck, Range cooker with four ceramic hobs and ceramic griddle pit with glass splash and cooker hood. Space for a fridge/freezer, breakfast bar and integrated dishwasher. Two central heating radiators, downlights built into the wall cupboards, fully porcelain tiled floor, UPVC double glazed windows to the side and rear aspect. Set of UPVC double glazed French doors with windows either side leading to the rear garden.



BEDROOM FOUR

137" x 100" (max) x 810" (min) [4.16m x 3.07m (max) x 2.70m (min)]
Currently used as a dining room and office. UPVC double glazed window overlooking the front aspect, central heating radiator and solid wooden floor.

W.C.

6'6" x 3'6" (1.99m x 1.09m)
Parquet floor, part tiled walls, low flush w.c., pedestal wash basin with two taps, central heating radiator, inset spotlights to the ceiling and extractor fan.

BEDROOM THREE

8'5" (min) x 11'11" (max) x 9'7" [2.59m (min) x 3.65m (max) x 2.93m]
Central heating radiator, laminate flooring, UPVC double glazed window overlooking the side aspect, door into a storage cupboard with fixed shelving within and fitted wardrobe. Door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

6'0" (max) x 4'4" (min) x 5'5" [1.83m (max) x 1.34m (min) x 1.66m]
Three piece suite comprising enclosed shower cubicle with mixer shower, low flush w.c. and wash basin with mixer tap and tiled splash back. Shaver socket point, extractor fan and ladder style radiator.

LIVING ROOM

176" x 121" (max) x 10'4" (min) [5.35m x 3.69m (max) x 3.17m (min)]
UPVC double glazed windows overlooking the front and side aspect, coving to the ceiling, wall mounted electric fire with mantle below and central heating radiator.



FIRST FLOOR LANDING

Loft access, two timber double glazed velux windows, inset spotlights to the ceiling, central heating radiator and doors to a storage cupboard with fixed shelving, two bedrooms and the house bathroom.

BEDROOM TWO

11'7" x 12'3" [3.54m x 3.75m]
Storage running into the eaves, two double fitted wardrobes, UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM ONE

11'4" x 14'10" [3.47m x 4.53m]
UPVC double glazed window overlooking the rear elevation, central heating radiator, range of fitted wardrobes to one wall and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'6" x 11'4" [1.70m x 3.46m]
Four piece suite comprising bidet, low flush w.c., ceramic wash basin with vanity cupboard and mixer tap and larger than average shower cubicle with mixer shower. Extractor fan, UPVC double glazed frosted window overlooking the side elevation, shaver socket point and chrome ladder style radiator.



BATHROOM/W.C.

8'5" x 6'7" [2.57m x 2.01m]
Three piece suite comprising low flush w.c., wash basin with tiled splash back and panelled bath with centralised mixer tap. Chrome ladder style radiator, range of storage units and timber framed velux skylight.



OUTSIDE

To the front of the property is an attractive lawned garden with trees and bushes bordering with resin driveway providing ample off road parking for several vehicles leading to the single detached garage [8.95m x 2.72m] with manual up and over door, timber door and frosted window. To the rear is a paved patio area, perfect for entertaining and dining purposes, an attractive lawned garden with timber decked seating area and pebbled seating area to the side, surrounded by timber fencing.



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.