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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.



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



12 Cherry Tree Road, Walton, Wakefield, WF2 6LJ

For Sale Freehold £285,000

A fantastic opportunity to purchase this superbly presented four bedroom semi detached dormer bungalow benefitting from downstairs modern shower room, ample off road parking and attractive gardens.

The property briefly comprises entrance hall, modern fitted kitchen, spacious lounge/diner and inner hallway leading to two bedrooms and modern downstairs shower room/w.c. The first floor landing leads to two further bedrooms and three piece bathroom/w.c. Outside to the front is an attractive lawned garden and driveway providing off road parking for three vehicles leading to the single detached garage. To the rear is a good sized paved patio area, perfect for outdoor dining with steps leading up to a further patio area and pebbled pathway leading to a timber shed, fully enclosed by timber fencing.

The property is ideally located from Wakefield city centre and junction 39 of the M1 motorway, providing excellent transport links for those looking to commute. In addition, Sandal & Agbrigg train station is only a short distance away. The property is within close proximity to good local schools such as Walton Primary Academy, which is within walking distance.

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



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed side entrance door, UPVC double glazed window to the side, laminate flooring, central heating radiator, coving to the ceiling, stairs to the first floor landing and doors to the lounge/diner [with window panels either side] and kitchen.

KITCHEN

12'11" x 9'2" [3.96m x 2.80m]
Range of modern fitted wall and base units with laminate work surface over and laminate upstanding above. Stainless steel sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, integrated oven and grill with four ring gas hob and cooker hood over. Space and plumbing for a slimline dishwasher, space for a fridge/freezer, UPVC double glazed windows to the side and front aspect, central heating radiator, coving to the ceiling and downlights built into the wall cupboards.

LOUNGE/DINER

11'8" x 20'9" [3.58m x 6.35m]
Large UPVC double glazed window overlooking the front aspect, coving to the ceiling, central heating radiator and multi fuel cast iron burner inset into a stone hearth with decorative brick interior and solid stone mantle above. Door providing access into the inner hallway.



INNER HALLWAY

Central heating radiator, coving to the ceiling and doors to two bedrooms, shower room and built in cloakroom cupboard.

BEDROOM ONE

12'11" x 8'4" [3.96m x 2.56m]
UPVC double glazed window overlooking the rear aspect, coving to the ceiling, central heating radiator and range of fitted wardrobe with sliding glass doors. Single mirrored door providing access into a storage cupboard with fixed shelving within.



BEDROOM TWO

8'10" x 10'7" [2.70m x 3.23m]
UPVC double glazed window overlooking the rear aspect, central heating radiator, coving to the ceiling and UPVC double glazed door leading to the rear garden.



SHOWER ROOM/W.C.

5'4" x 6'3" [1.64m x 1.92m]
Three piece suite comprising enclosed shower cubicle with mixer shower, low flush w.c. and wall hung wash basin with chrome mixer tap. UPVC double glazed frosted window to the side aspect, wall mounted extractor fan and chrome ladder style radiator.



FIRST FLOOR LANDING

Two double glazed velux windows and doors to a store room [housing the combi condensing boiler], large eaves storage, two further bedrooms and bathroom.

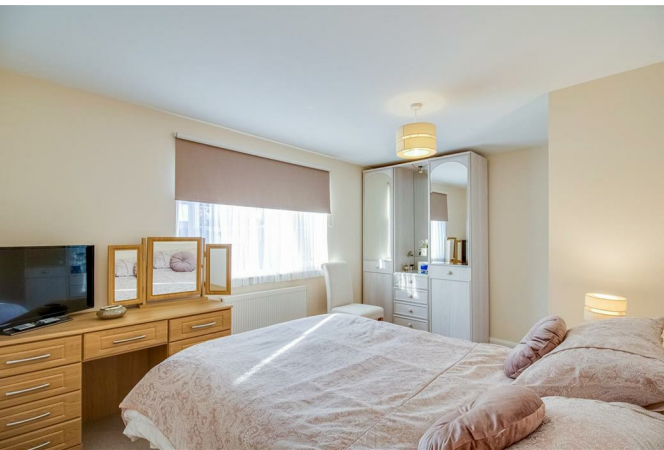
BATHROOM/W.C.

10'0" x 4'7" [3.07m x 1.42m]
Three piece suite comprising pedestal wash basin with two chrome taps, low flush w.c. and panelled bath with two taps and mixer shower over. Chrome ladder style radiator and timber double glazed velux window.



BEDROOM THREE

7'10" [min] x 9'10" [max] x 13'11" [2.39m [min] x 3.02m [max] x 4.25m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM FOUR

11'4" x 6'11" [3.47m x 2.13m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.

OUTSIDE

To the front of the property is an attractive lawned garden with block paved driveway providing ample off road parking for several vehicles leading to the single detached garage with manual up and over door. To the rear is a large paved patio area, perfect for entertaining and dining purposes with steps leading up a second paved patio with planted borders and pebbled pathway leading to a timber shed. The rear garden is enclosed by timber fencing on all sides.



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.