

Buttermere Croft, Walton Wakefield WF2 6TL



welcome to

Buttermere Croft, Walton Wakefield

Welcomed to the market is this charming four bedroom detached home in the sought after location of Walton. Offering ample living space and good sized bedrooms, finished to a high standard throughout.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Porch

Downstairs W.C

Entrance Hallway

Living Room

14' 8" max x 15' 7" max (4.47m max x 4.75m max)

Utility

Kitchen

17' max x 9' 7" max (5.18m max x 2.92m max)

Dining Room

11' 4" max x 9' 6" (3.45m max x 2.90m)

Conservatory

14' 2" max x 11' 2" max (4.32m max x 3.40m max)

First Floor Landing

Bedroom 1

14' 8" max x 9' 9" max (4.47m max x 2.97m max)

En Suite

Bedroom 2

12' 11" max x 9' 5" max (3.94m max x 2.87m max)

En Suite

Bedroom 3

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Buttermere Croft, Walton Wakefield

- Detached Family Home
- Four Bedrooms, Three Doubles
- Two En-Suites
- Integral Garage and Off Street Parking
- Landscaped Gardens

Tenure: Freehold EPC Rating: D

guide price

£475,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WAK125593 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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