

Elmwood Close, Walton Wakefield WF2 6LP



welcome to

Elmwood Close, Walton Wakefield

Guide Price £300,000-£325,000. A fabulous four bedroom extended semi with captivating views giving a sense of tranquillity.















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

Kitchen

9' 1" max x 9' 7" max (2.77m max x 2.92m max)

Dining Room

15' 3" max x 10' 3" max (4.65m max x 3.12m max)

Living Room

18' 2" max x 12' 4" max (5.54m max x 3.76m max)

Bedroom One

15' 6" max x 15' 11" max (4.72m max x 4.85m max)

Bedroom Two

11' 5" max x 8' 4" max (3.48m max x 2.54m max)

Bedroom Three

9' 10" max x 9' 9" max (3.00m max x 2.97m max)

Bedroom Four

 $7^{\circ}\,7^{\circ}$ max x 6' 9" max (2.31m max x 2.06m max)

Garage

17' 9" max x 6' 3" max (5.41m max x 1.91m max)

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- Four bedrooms well presented extended semi
- Two reception rooms
- UPVC AND GCH
- Balcony to master bedroom
- Downstairs W.C

Tenure: Freehold EPC Rating: C

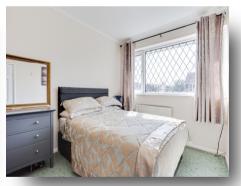
Council Tax Band: B

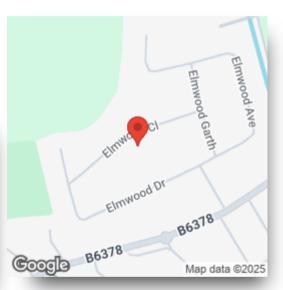
guide price

£300,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WAK126668 - 0002 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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