

# enfields



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 69                         | 83        |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.



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## Greenside, Walton, WF2 6NN Four Bedroom Semi-Detached, **Offers in Excess of £475,000**

**No Onward Chain : Sought After Semi-Rural Location : Fully Renovated Including Rewire and New Boiler : Larger Than Expected with Extensions to Side and Rear : Modern Open Plan Dining Kitchen : Modern Family Bathroom and Separate Shower Room : Large Plot and Expansive Garden with Stone Patio : Double Driveway and Integral Garage : Close to Local Amenities and Popular Schools**

## PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive four bedroom, semi-detached property situated in a much sought after residential area of Walton.

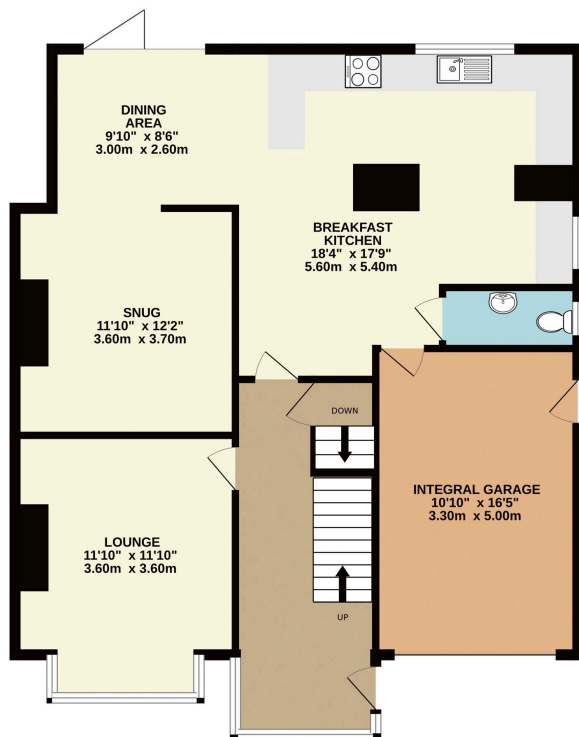
Fully renovated and with modern presentation throughout, this family home is close to a full range of local amenities found within Walton, Wakefield and Junction 32 Outlet Village, including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses and Newmillerdam with it's acres of parkland, lakes and woodland. There is close proximity to good local schooling at primary, secondary and tertiary level.

The property provides flexible family living and comprises to the ground floor; entrance hallway, downstairs W/C, good sized lounge, snug room and open plan modern dining kitchen with bi-folding doors providing direct access to the rear garden. To the first floor; four good sized double bedrooms, modern four piece family bathroom and a modern three piece shower room.

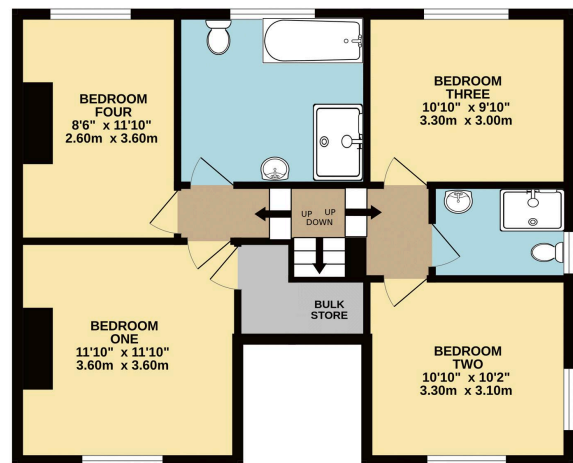
The property further benefits from having an expansive garden to the rear which includes a sunny positioned stone patio that is ideal for outside entertaining. Multiple off-street parking is provided by means of a double driveway and integral garage. Available with no onward chain, an internal viewing is highly recommended to appreciate the accommodation this family home has to offer. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR  
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1631 sq.ft. (151.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Entrance Hallway

Composite door to side aspect, UPVC double glazed windows to front and side aspects, gas central heating radiator, recessed spotlighting, stairs leading to first floor landing and down to cellar.

### Lounge

*11' 10" x 11' 10" (3.6m x 3.6m)*

UPVC double glazed bay window to front aspect, gas central heating radiator and TV point.

### Dining Kitchen

*28' 3" x 16' 1" (8.6m x 4.9m)*

Matching high and low level storage units with wood effect work surfaces and matching splashbacks over, inset stainless steel sink with drainer and chrome mixer tap, integrated five-ringed electric hob with tiled splash back, extractor fan and oven and grill beneath, integrated dishwasher and fridge-freezer, space and plumbing for washing machine and dryer, gas central heating radiator, skylight windows, recessed spotlighting, tiled wood effect flooring, UPVC double glazed windows to front and side aspects, UPVC double glazed bi-folding doors to rear aspect leading out to garden, opening leading through into snug, door leading through to downstairs W/C and garage.

### Snug

*11' 10" x 12' 2" (3.6m x 3.7m)*

Gas central heating radiator and TV point.

### Downstairs W/C

Two piece suite comprising of low level W/C with soft closing mechanism and hand wash basin mounted over vanity unit, tiling to part walls and flooring, gas central heating radiator and UPVC double glazed opaque window to side aspect.

### Cellar

*9' 6" x 6' 11" (2.9m x 2.1m)*

A good size room having power and lighting.

### First Floor Landing

Recessed spotlighting and loft access.

### Bedroom One

*11' 10" x 11' 10" (3.6m x 3.6m)*

UPVC double glazed window to front aspect, built-in storage cupboard and gas central heating radiator.

### Bedroom Two

*10' 10" x 10' 2" (3.3m x 3.1m)*

UPVC double glazed windows to front and side aspects and gas central heating radiator.

### Bedroom Three

*10' 10" x 9' 10" (3.3m x 3.0m)*

UPVC double glazed windows to rear aspect and gas central heating radiator.

### Bedroom Four

*8' 6" x 11' 10" (2.6m x 3.6m)*

UPVC double glazed windows to rear aspect and gas central heating radiator.

### Shower Room

*5' 3" x 7' 3" (1.6m x 2.2m)*

Positioned between bedroom two and three, a three piece suite comprising of low level W/C with soft closing mechanism, hand wash basin mounted over vanity unit and a walk-in mains fed thermostatic controlled shower, vinyl wood effect flooring, tiling to splash prone areas, recessed spotlighting, heated towel rail/radiator and UPVC double glazed opaque window to side aspect.

### Family Bathroom

*8' 2" x 9' 6" (2.5m x 2.9m)*

Four piece suite comprising of low level W/C with soft closing mechanism, panelled 'Jacuzzi style' bath, hand wash basin mounted over vanity unit and a walk-in mains fed thermostatic controlled shower, vinyl wood effect flooring, tiling to splash prone areas, recessed spotlighting, heated towel rail/radiator and UPVC double glazed opaque window to rear aspect.

### Outside

Front of the property has well-maintained raised brick borders incorporating shrubs and flowers, brick walls and hedging to boundaries, access to rear garden via timber gate. Rear garden an impressive space being mainly laid to lawn with a good sized block paved patio area with feature compass detail, raised brick borders incorporating shrubs and flowers, private and enclosed with timber fencing to boundaries. Multiple off-street parking is provided by means of a double block paved driveway leading onto an integral garage. Garage having electric up and over door, power, lighting, UPVC double glazed windows to side aspect and pedestrian access door to side aspect.

### Property Particulars:D1