

property details **approval form**

52 The Grove, Walton, WAKEFIELD, West Yorkshire, WF2 6LD

Date: 06 March 2026

Property Ref and Version: WAK127740 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in the region of £60,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Nov 1991.

>> **key features**

- > Two bedroom apartment
- > No chain
- > Over 55's shared ownership
- > Location
- > Great amenities close by
- > Allocated parking
- > EPC Rating: C

>> **short description**

A beautifully presented two large bedroom first floor apartment situated in the highly popular and residential development of Walton, not to be missed! Viewings highly recommended to fully appreciate what this home has to offer!

>> **long description**

A beautifully presented two double bedroom first floor apartment situated in the highly popular and residential development of Walton, not to be missed! This home is immaculately presented throughout and ready to move into, briefly comprising of entrance hall, a staircase leading to the first floor where you will find a bright living room with ample space for a dining table, kitchen, master bedroom, second double bedroom and family bathroom. Externally you will find a communal garden and allocated parking. This home is excellently located with great access to transport links, local amenities including chemists and shops. This is for the over 55's requirements do have to be met and is being sold with 50% ownership. Offered to market with no onward chain, viewings highly recommended to fully appreciate what this home has to offer!

>> **directions**

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>> **Agent Note**

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>> **room description**

Lounge

14' max x 11' 1" max (4.27m max x 3.38m max)

Kitchen

8' 1" max x 8' max (2.46m max x 2.44m max)

Bedroom One

9' 1" max x 12' 1" max (2.77m max x 3.68m max)

Bedroom Two

6' 1" max x 9' 1" max (1.85m max x 2.77m max)

Bathroom

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>> **property images**



Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED
T 01924 381381 E Wakefield@williamhbrown.co.uk

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>> **property images**



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>> property images

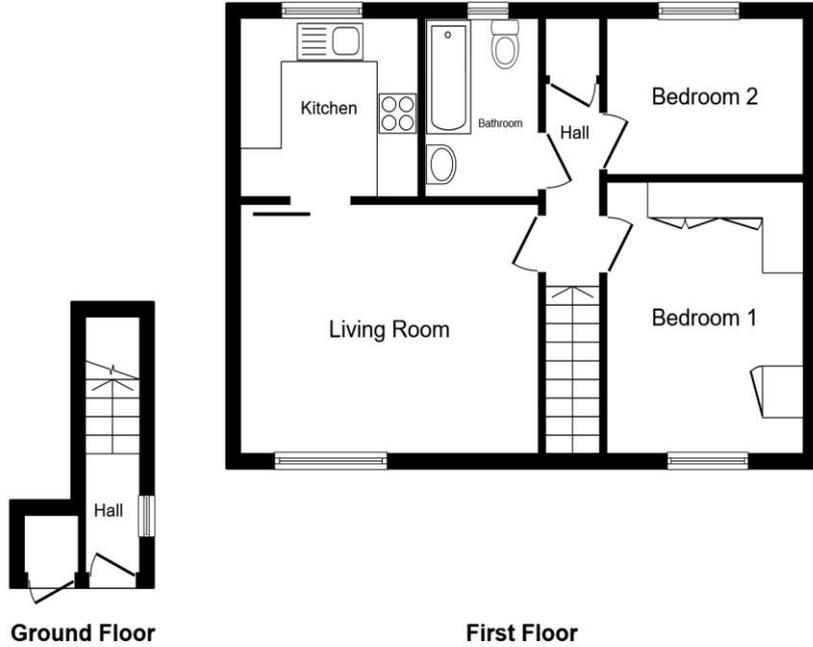
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>> floor plan



Total floor area 53.3 m² (574 sq.ft.) approx

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.propertybox.io



>> approval

Signature

Date

	Signature	Date
Louella Halpin		
Mrs J. Askwith		

Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

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