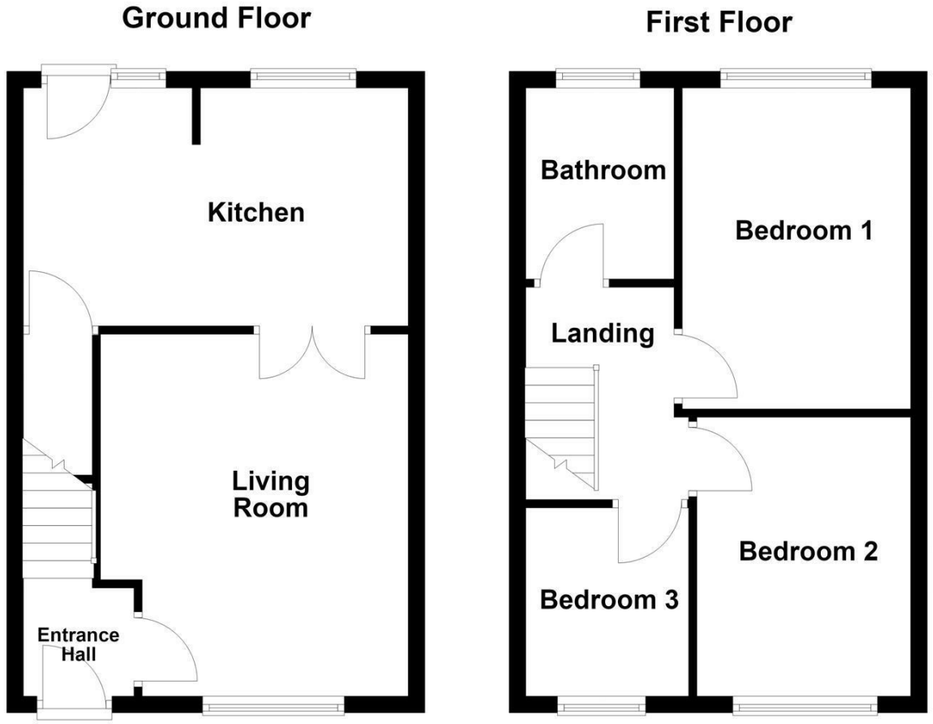
Richard Kendall
Estate Agent

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67 Elmwood Drive, Walton, Wakefield, WF2 6LW

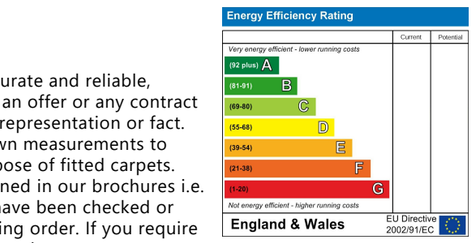
For Sale Freehold £190,000

Situated in the sought after location of Walton, Wakefield, is this well proportioned three bedroom mid terrace home, offering three bedrooms, generous reception space, gardens to both the front and rear and off road parking provided by a separate garage.

The accommodation briefly comprises an entrance hall with staircase to the first floor, a spacious living room and a fitted kitchen with useful understairs storage and access onto the rear garden. To the first floor are three bedrooms and the main house bathroom, with bedroom three also providing loft access. Externally, to the front is a lawned garden with paved pathway and gated access. To the rear is a pleasant enclosed garden with lawn, mature planting and a paved patio area, providing an ideal space for outdoor dining and entertaining. A separate garage provides off road parking.

Walton is a highly regarded village location, well placed for a range of local amenities including shops, schools and popular public houses. Regular bus services operate nearby, while Sandal and Agbrigg railway station is within easy reach, with Wakefield also benefitting from further rail connections towards Leeds, Manchester and London. The area is particularly well known for its access to attractive countryside and walking routes, with Sandal Castle, Newmillerdam Country Park and Pugneys Country Park all within easy reach.

Only a full internal inspection will truly reveal everything this appealing home has to offer. An early viewing is highly recommended to avoid disappointment.



IMPORTANT NOTE TO PURCHASERS
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.



ACCOMMODATION

ENTRANCE HALL
Frosted UPVC double glazed front entrance door leading into the entrance hall. Coving to the ceiling, dado rail and central heating radiator. Staircase providing access to the first floor landing and door leading through into the living room.

LIVING ROOM
14'3" x 12'0" (4.35m x 3.66m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and coving to the ceiling. Feature decorative fireplace with stone hearth, slate tiled surround and timber mantle. Access through into the kitchen.

KITCHEN
15'1" x 9'4" (4.62m x 2.86m)
Two UPVC double glazed windows overlooking the rear elevation together with a frosted and stained glass UPVC double glazed rear entrance door. Fitted with a range of Shaker style wall and base units with work surfaces over, incorporating a ceramic Belfast sink with mixer tap and tiled splashbacks. Space and plumbing for a range style cooker, space and plumbing for a washing machine and integrated fridge freezer. Two central heating radiators, inset spotlights, coving and exposed style beams to the ceiling and walls. Access to a useful understairs storage cupboard.



FIRST FLOOR LANDING
Coving to the ceiling and dado rail. Doors provide access to three bedrooms and the house bathroom.

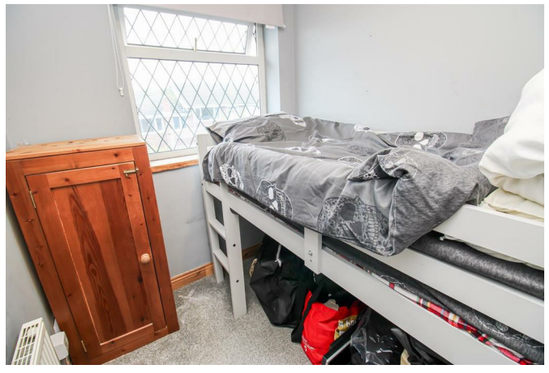
BEDROOM ONE
12'8" x 8'10" (3.87m x 2.71m)
UPVC double glazed window overlooking the rear elevation. Coving to the ceiling and central heating radiator.



BEDROOM TWO
11'0" x 8'4" (3.36m x 2.56m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling and central heating radiator.



BEDROOM THREE
7'4" x 6'4" (2.26 x 1.95)
UPVC double glazed window overlooking the front elevation. Central heating radiator and loft access.



HOUSE BATHROOM
7'6" x 5'10" (2.30m x 1.80m)
Inset lighting and coving to the ceiling. Cast iron column style central heating radiator. Fitted with a suite comprising pedestal wash basin, low flush W.C. and panelled bath with mains fed shower over. Part tiled walls.

OUTSIDE
To the front is a lawned garden enclosed by timber fencing, with a timber gate providing access to a paved pathway leading to the front entrance door. To the rear is a lawned garden incorporating mature shrubs and flowers together with a paved patio area, ideal for outdoor dining and entertaining. A paved pathway leads through the garden, which is fully enclosed by timber fencing and has a timber gate to the rear.



GARAGE
A separate single garage with up and over door provides off road parking.

COUNCIL TAX BAND
The council tax band for this property is B.

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.