





3 Manor Rise, Walton - WF2 6PE

£279,950 Freehold

Holroyd Miller have pleasure in offering for sale this well presented semi detached house occupying a sought after and popular position within the village of Walton south of Wakefield city centre. Occupying a generous corner plot and offered with No Chain. Having gas fired central heating, PVCU double glazing and comprising entrance hall with LVT flooring, open staircase, spacious through lounge dining room with LVT flooring, double glazed French doors leading onto the rear garden and feature fireplace, well appointed kitchen in high gloss white with integrated appliances and Quartz worktops, rear entrance porch. To the first floor, three bedrooms, combined bathroom furnished with modern white suite with shower over. Outside, generous corner plot with gardens, driveway and garage. A truly enviable home which must be viewed, No Chain.

Entrance Hall
With double glazed entrance door and window, LVT flooring, feature open staircase, central heating boiler under the stairs.

Through Lounge/Dining Room
A light and airy room with double glazed window to the front, double glazed French doors leading onto the rear garden, feature marble fire surround and hearth with gas point for fire, double and single panel radiators.

Kitchen
Superbly appointed with a range of high gloss white fronted wall and base units, contrasting Quartz worktops, stainless steel sink unit, single drainer with mixer tap unit, built in double oven, microwave, hob with extractor hood over, integrated fridge freezer, dishwasher and washing machine, double glazed window.

Rear Entrance Porch
Being double glazed leading onto the rear garden.

Stairs lead to First Floor Landing
With double glazed window.

Bedroom to Rear
With open aspect, double glazed window, central heating radiator.

Bedroom to Front
Having built in wardrobes, double glazed window, central heating radiator.

Bedroom to Front
With double glazed window, central heating radiator.

House Bathroom
Furnished with modern white suite comprising wash hand basin set in vanity unit, low flush w/c, paneled bath with shower over and shower screen, tiling to the walls, double glazed window, heated towel rail.

Outside
The property occupies a generous garden plot and retaining a high degree of privacy with mature laurel hedging, artificial turf to the front and side, mature trees and shrubs, paved patio to the rear, driveway provides off street parking and leads to single car garage.

Disclaimer
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.















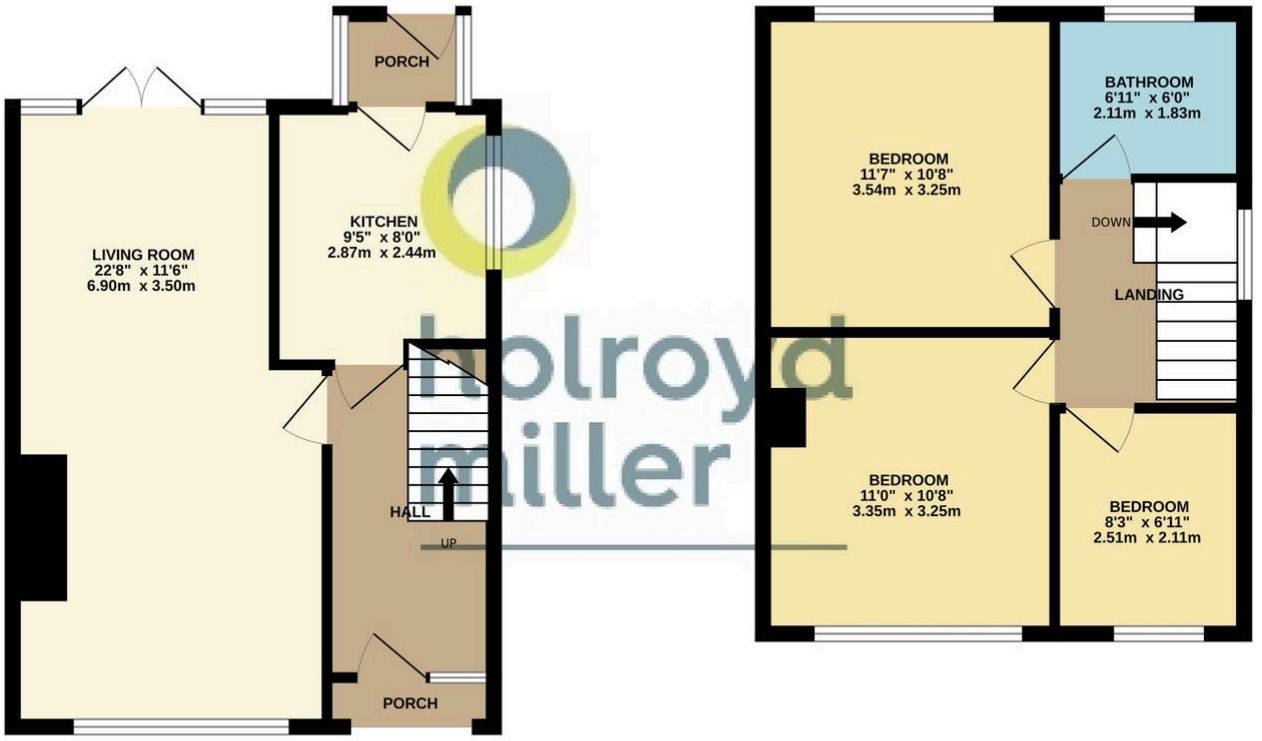






GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 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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