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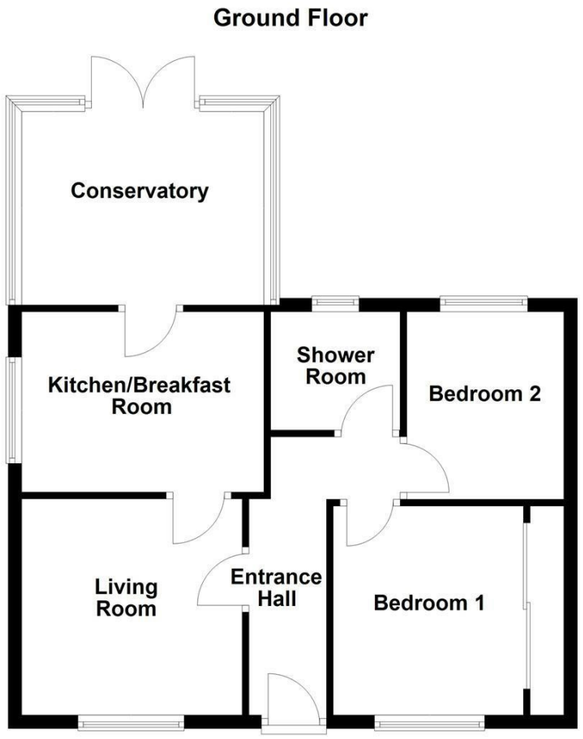
# 25 The Grove, Walton, Wakefield, WF2 6LD

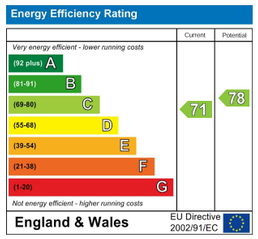
## For Sale Freehold Offers In The Region Of £215,000

Superbly appointed throughout and occupying a generous plot is this two bedroom semi detached bungalow, situated in a sought-after area of Walton. The property offers further potential to extend to the rear or convert the loft space, subject to the necessary planning consents, and benefits from a recently installed concrete driveway providing ample off road parking.

The property benefits from two generous double bedrooms, including a principal bedroom featuring a comprehensive range of fitted wardrobes with mirrored sliding doors. The home is further enhanced by a modern three-piece shower room, a comfortable living room with a feature fireplace, and a well-appointed kitchen/breakfast room complete with breakfast bar and integrated appliances. A double glazed door leads through to the conservatory, which enjoys pleasant views over the garden. Externally, the property has a driveway providing off road parking for two vehicles. A side pathway provides access to the enclosed rear garden, which features an 'L' shaped paved patio ideal for outdoor dining, an appealing lawn, and two timber garden sheds, all bordered by established hedging.

The bungalow is conveniently situated in the southern part of Walton, within easy reach of local amenities and well-regarded schools, while regular bus services provide straightforward access to Wakefield city centre. This appealing home is sure to attract strong interest, and an early viewing is highly recommended.




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*

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Ossett & Horbury offices 01924 266555
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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

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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

Accessed via a double glazed front entrance door. Featuring loft access with a bifolding wooden ladder staircase, inset spotlights to the ceiling, and doors providing access to the living room, two bedrooms, and the shower room.

### KITCHEN BREAKFAST ROOM

8'5" x 11'7" (2.58m x 3.55m)

Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Incorporating a stainless steel sink with swan neck mixer tap, integrated oven and grill, gas hob with curved glass cooker hood, integrated fridge and freezer, and plumbing for a washing machine. Laminate flooring, inset spotlights to the ceiling, central heating radiator, UPVC double glazed window to the side aspect, and a UPVC double glazed door leading into the conservatory.

### LIVING ROOM

10'8" x 10'7" (max) x 9'8" (min) (3.27m x 3.25m (max) x 2.95m (min))

Bright reception space with a UPVC double glazed window overlooking the front aspect, inset spotlights to the ceiling, central heating radiator, and an electric fire with decorative insert and wooden surround. Door leading into the kitchen breakfast room.

### CONSERVATORY

9'3" x 12'2" (2.83m x 3.71m)

UPVC double glazed windows to three sides with UPVC double glazed French doors opening onto the rear garden. Laminate flooring, wall lighting, and power points.

### BEDROOM ONE

9'10" x 9'3" (3.01m x 2.83m)

A well proportioned room with inset spotlights to the ceiling, fitted double wardrobe with mirrored sliding doors, a UPVC double glazed window overlooking the front aspect, and a central heating radiator.

### BEDROOM TWO

7'9" x 9'0" (2.38m x 2.76m)

Inset spotlights to the ceiling, UPVC double glazed window overlooking the rear aspect, and a central heating radiator.

### SHOWER ROOM

5'5" x 6'3" (1.66m x 1.91m)

Appointed with a three piece suite comprising an enclosed shower cubicle with glass door and mixer shower, low flush WC, and pedestal wash basin with chrome taps. Fully tiled walls, vanity mirror with built-in lighting, inset ceiling spotlights, extractor fan, and a UPVC double glazed frosted window to the rear aspect.

### OUTSIDE

To the front is a driveway providing off road parking for two vehicles. The rear garden offers a paved patio area ideal for outdoor dining and entertaining, two timber sheds, and an 'L' shaped patio wrapping around the conservatory. The remainder is laid to lawn with mature hedge borders providing a good degree of privacy. Please note that there is a shared path to the property with the adjacent neighbour.

### COUNCIL TAX BAND

The council tax band for this property is A.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.