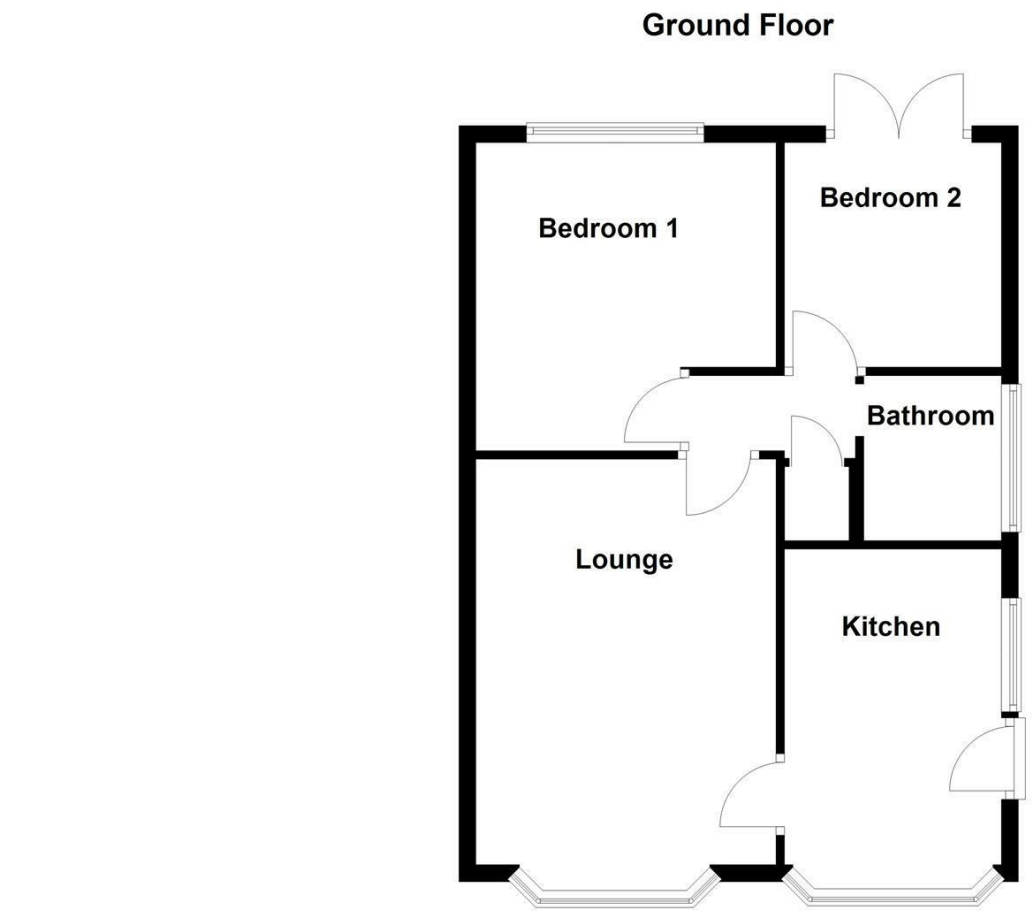


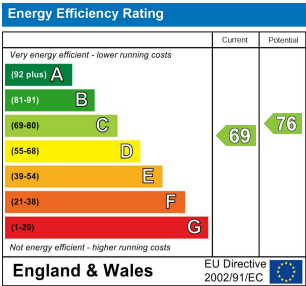


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



18 Cherry Tree Road, Walton, Wakefield, WF2 6LJ

For Sale Freehold £230,000

Situated in the highly regarded area of Walton, this well presented two bedroom semi detached bungalow offers excellent potential and benefits from driveway parking, a detached garage and enclosed gardens.

The accommodation briefly comprises an entrance hall, a spacious lounge, a fitted kitchen, two well proportioned bedrooms and a house bathroom. Externally, the property enjoys low maintenance gardens to both the front and rear, along with a side driveway providing ample off road parking leading to a detached garage.

Occupying a desirable position close to local shops, amenities, and transport links, this property is just a short drive from Wakefield and surrounding towns, making it ideal for a range of buyers, including those looking to downsize or for a home to modernise to their own taste.

Offering great potential in a sought after location with no onward chain, an early viewing is highly recommended to fully appreciate what this property has to offer.



ACCOMMODATION

KITCHEN

12'3" x 9'1" [3.75m x 2.79m]

Side UPVC entrance door. A range of wall and base units with laminate worktops and a stainless steel sink and drainer unit. Space for a fridge freezer, electric cooker and washing machine, as well as a central heating radiator. The room also benefits from UPVC windows to both the front and side elevations.

LOUNGE

15'8" x 10'6" [4.80m x 3.21m]

A UPVC double glazed window to the front elevation, central heating radiator and a feature fireplace with a brick surround. A door leads through to the inner hallway, providing access to the bedrooms and bathroom.



BEDROOM ONE

11'11" x 11'10" [3.64m x 3.61m]

A UPVC double glazed window overlooking the rear elevation, central heating radiator and carpeted flooring.



BEDROOM TWO

8'9" x 8'6" [2.67m x 2.60m]

A UPVC double glazed French doors opening out to the rear garden, central heating radiator and laminate flooring.



BATHROOM/W.C.

6'4" x 5'7" [1.95m x 1.72m]

A three piece suite including a panelled bath with shower attachment, wash hand basin and low flush w.c. Fully tiled walls, a frosted UPVC double glazed window to the side elevation and a chrome heated towel radiator.



OUTSIDE

To the front is an attractive lawned garden and driveway running down the side for two/three vehicles. To the rear of the property, there is a low maintenance patio area with steps leading up to a split level lawn, bordered by mature bushes and shrubbery.

COUNCIL TAX BAND

The council tax band for this property is B.

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.

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.