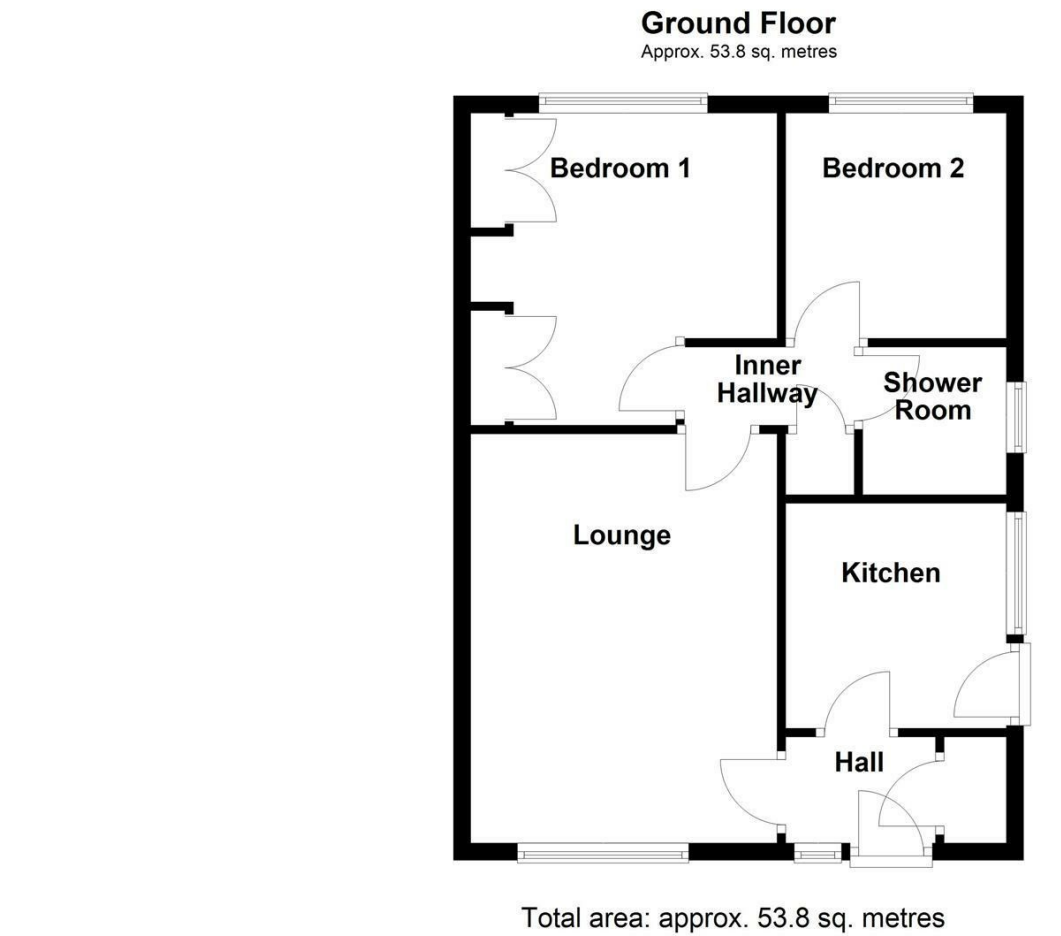


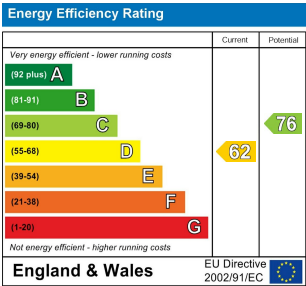


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



6 Cherry Tree Crescent, Walton, Wakefield, WF2 6LQ

For Sale Freehold Offers Over £200,000

Situated in a highly desirable location in Walton is this well presented two bedroom semi detached bungalow, benefitting from driveway parking, a garage and well maintained gardens.

The accommodation briefly comprises an entrance porch, a comfortable living room, a fitted kitchen, two bedrooms and a modern shower room. Externally, the property offers driveway parking to the front leading to a side garage, along with attractive lawned gardens to both the front and rear, incorporating a patio area ideal for outdoor seating.

The property is ideally located for a range of local amenities including shops and well regarded schools, and is well placed for access to nearby countryside and local attractions.

This property would make a lovely home in a desirable location and early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Accessed via a front UPVC door with frosted window, with doors leading through to the lounge and kitchen, along with a built in storage cupboard.

KITCHEN

8'7" x 8'5" [2.62m x 2.58m]

UPVC double glazed window to the side elevation and side UPVC door, central heating radiator. Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink and drainer, integrated gas hob and oven, space for a fridge freezer and plumbing for a washing machine, with tiled splashbacks.

LOUNGE

15'8" x 11'8" [4.79m x 3.58m]

UPVC double glazed window to the front elevation, central heating radiator and feature gas fireplace with surround. Door leading through to the inner hallway.



INNER HALLWAY

Provides access to two bedrooms and the shower room.

BEDROOM ONE

12'0" x 11'7" [3.66m x 3.54m]

UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes to one side.



BEDROOM TWO

8'7" x 8'6" [2.62m x 2.61m]

UPVC double glazed window to the rear elevation and central heating radiator.



SHOWER ROOM/W.C.

6'5" x 5'4" [1.97m x 1.65m]

Frosted UPVC double glazed window to the side elevation. Fitted with a three piece suite comprising corner shower cubicle with wall mounted shower, vanity wash basin with mixer tap and low flush W.C. Chrome ladder style radiator and fully tiled walls and floor.



OUTSIDE

To the front, a tarmac driveway provides off road parking for two vehicles with a low maintenance lawned area and gated access to the side. A further tarmac area leads to a detached garage with up and over door. To the rear, a low maintenance garden incorporating pebble areas with planted borders, fully enclosed and ideal for outdoor use.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"An important asset to the property is the excellent, unrestricted, picturesque view across miles of countryside from the lounge and front of the property. The property is situated on an elevated corner plot and is not directly overlooking other properties."

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.