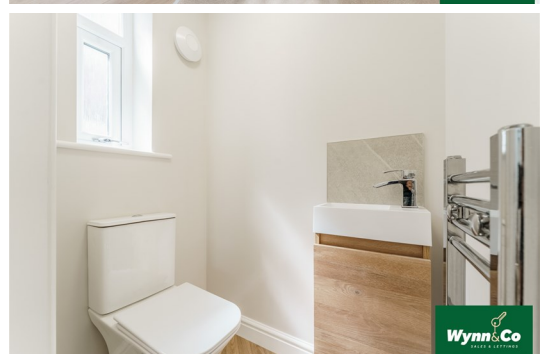




**4 Bed
Bungalow - Semi Detached
located in Walton**

4 Elmwood Garth Walton Wakefield WF2 6LR



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£325,000

Nestled in the charming area of Elmwood Garth, Walton, Wakefield, this delightful semi-detached dormer bungalow offers a perfect blend of modern living and comfort. Spanning an impressive 1,102 square feet, the property has been recently renovated to an immaculate standard, ensuring that it is ready for you to move in without any hassle.

As you step inside, you will be greeted by a bright and airy atmosphere, enhanced by contemporary finishes and thoughtful design. The spacious layout provides ample room for relaxation and entertaining, making it an ideal home for families or those seeking a peaceful retreat. The renovations have been carried out with great attention to detail, showcasing a stylish yet functional living space.

One of the standout features of this property is the absence of any upward chain, allowing for a smooth and straightforward purchasing process. This is particularly advantageous for buyers looking to settle into their new home without unnecessary delays.

The surrounding area of Walton is known for its friendly community and convenient amenities, making it a desirable location for both families and professionals alike. With local shops, schools, and parks within easy reach, you will find everything you need just a stone's throw away.

In summary, this semi-detached bungalow at Elmwood Garth

Entrance Hall

A welcoming entrance hall with a light, neutral décor and carpeted flooring, where the stairs lead to the first floor. There is also a handy under-stairs storage cupboard and a further cupboard housing the combi boiler.

Living Room

16'2" x 11'5"

A bright and airy living room with a large window overlooking the front garden. The room is carpeted and decorated in soft neutral tones, providing a comfortable space for relaxing and entertaining.

Kitchen/Diner/Family Room

20'10" x 12'10" L-shaped Max

An open-plan kitchen, dining and family area that extends across the rear of the property, featuring wood-effect flooring and recessed lighting. The kitchen is fitted with modern shaker-style cabinetry in a soft shade, contrasting neatly with the pale work surfaces and splashbacks. Appliances include a built-in dishwasher, oven and 5 burner hob with an extractor hood over. Ample space for dining and relaxing with French doors opening out to the rear garden, offering plenty of natural light and an indoor-outdoor flow.

Bedroom 4 / Office

8'10" x 8'1"

This versatile ground floor bedroom offers a cosy space with a window to the front of the property. Carpeted and neutrally decorated, it could serve as a guest room, office or nursery.

Cloakroom / WC

Housing a vanity unit with sink unit and a close-coupled WC with tiled splashback. A wall-mounted towel radiator and a wood-effect floor laid in a herringbone pattern.

Bathroom

8'4" x 7'11"

A spacious bathroom with wood-effect flooring laid in a herringbone pattern. It features a panelled bath with a stylish wooden surround, large walk-in shower with glass enclosure, a floating vanity unit with sink, and a close-coupled WC. A wall-mounted towel radiator, large neutral tiles cover the walls halfway, a large frosted window providing privacy providing a sleek, contemporary feel.

Landing

The first floor landing is carpeted and bright, providing access to the bedrooms and bathroom, with a window allowing natural light to flood the space.

Bedroom One

12'5" x 11'10"

A large double bedroom at the front of the property with a window overlooking the garden. Carpeted flooring, recessed ceiling lights, and neutral decoration create a restful atmosphere.

Bedroom Two

11'10" x 11'4"

A well-proportioned double bedroom with neutral carpeting and a window providing natural light. Its location on the first floor makes it quiet and private, ideal for rest and relaxation.



Bedroom Three

8'5" x 8'0" plus recess

A smaller bedroom with a dormer window and a skylight that fills the room with natural light. This room is carpeted and neutrally decorated, with a recessed area providing some extra space for storage or a desk.

Rear Garden

The landscaped rear garden features a generous lawn area bordered by fencing for privacy. A paved patio and gravel section provide space for outdoor seating and dining, creating a peaceful outdoor retreat for entertaining or relaxing.



Front Exterior

The property is approached via a large gravel driveway providing ample off-road parking. A low brick wall marks the front boundary, with a side driveway providing further parking. The exterior is finished in brick with a tiled roof and dormer windows to the first floor.

MISC

1. MONEY LAUNDERING REGULATIONS: Intending purchasers



will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WYNNSALESANDLETTINGS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



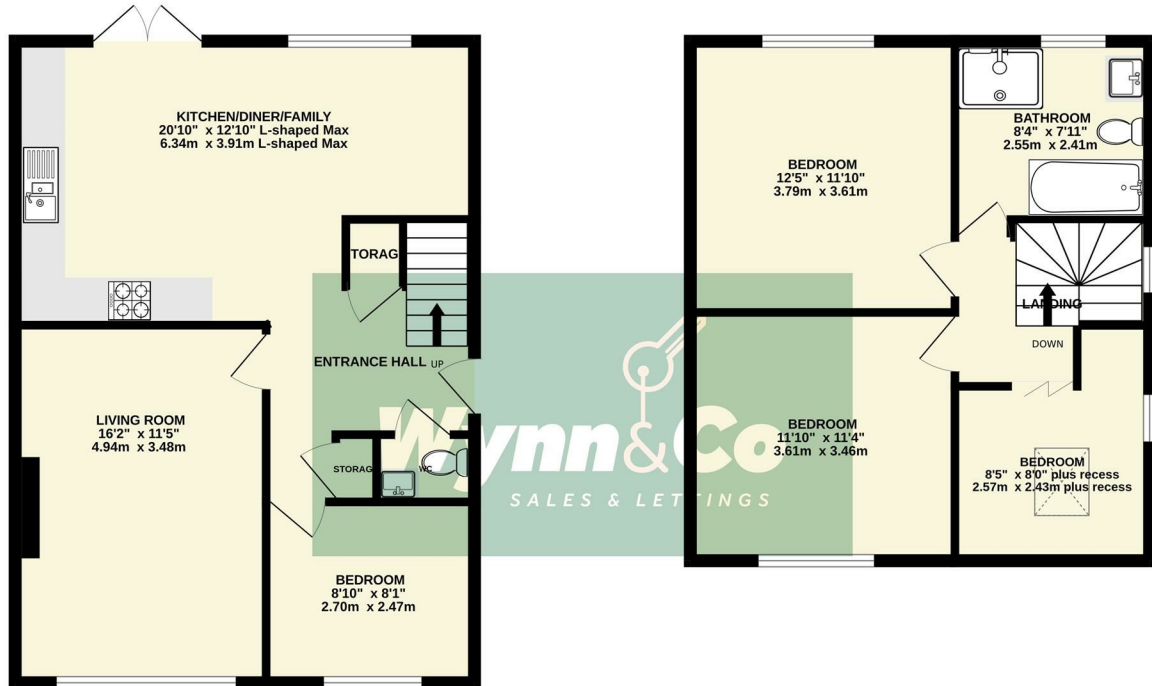


4 Elmwood Garth, Walton, Wakefield, WF2 6LR



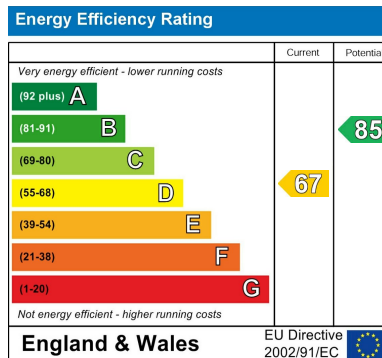
GROUND FLOOR
608 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW

TOTAL FLOOR AREA: 1102 sq.ft. (102.4 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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DIRECTIONS

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