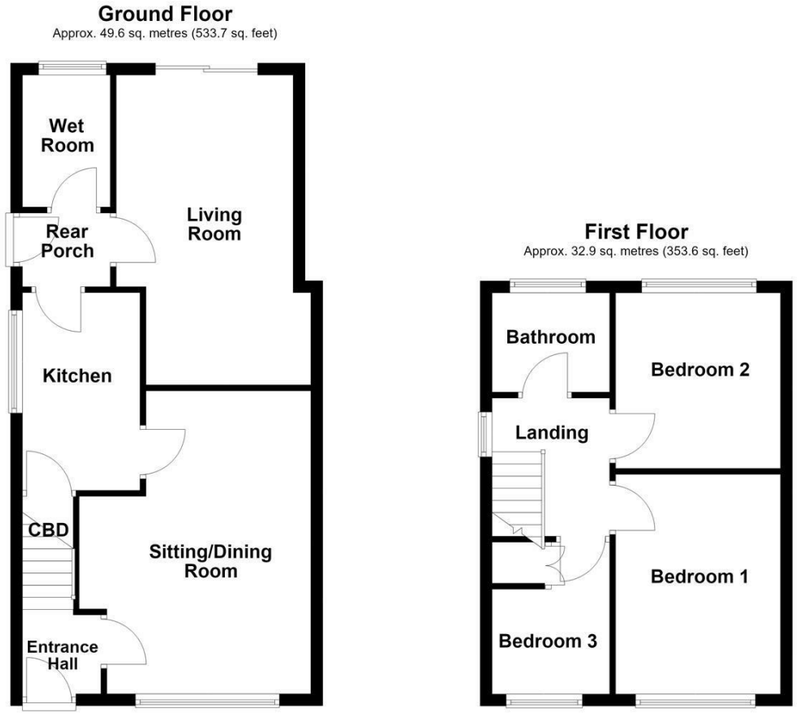
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



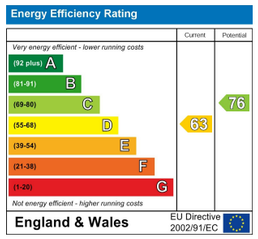
Total area: approx. 82.4 sq. metres (887.3 sq. feet)

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.



33 Elmwood Close, Walton, Wakefield, WF2 6LP

For Sale Freehold £275,000

A superb opportunity to purchase this extended three bedroom semi detached family home, situated within the sought after village of Walton. Offering spacious and versatile accommodation throughout, the property benefits from a ground floor extension providing two generous reception rooms, two bath/shower rooms, ample off road parking and beautifully landscaped gardens.

The accommodation briefly comprises a welcoming entrance hall leading into a spacious sitting/dining room and separate fitted kitchen, which benefits from useful understairs storage. A rear porch provides access to a convenient downstairs wet room, while the impressive extended living room offers excellent additional reception space and features sliding patio doors opening directly onto the rear garden. To the first floor, the landing provides access to three well proportioned bedrooms and a three piece family bathroom. Externally, the property enjoys an attractive lawned garden to the front, complemented by established conifer hedging. A resin driveway to the side provides ample off road parking for several vehicles and leads to a single detached garage with a manual up and over door, power and lighting. The garage also benefits from a side entrance door and window, with gated access continuing through to the rear garden. The beautifully landscaped rear garden is a particular feature of the property, with a timber decked patio providing an ideal setting for outdoor dining and entertaining. Beyond is an attractive L-shaped lawn with a central paved pathway, established planted borders and a timber storage shed positioned behind the garage. The garden is fully enclosed by timber fencing, creating a pleasant and private outdoor space.

Walton is a highly regarded village with a range of local amenities and schools within easy reach, together with regular bus services providing access to Wakefield city centre. The M62 motorway network is also only a short drive away, making the property particularly convenient for those commuting further afield.

An early viewing is highly recommended to fully appreciate the generous accommodation, attractive gardens and excellent potential this extended family home has to offer.



ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door leading into the entrance hall. Central heating radiator, fixed wall mounted coat rack and staircase with handrail providing access to the first floor landing. Door leading through to the sitting/dining room.

SITTING/DINING ROOM
16'9" x 12'11" (5.11m x 3.94m)
UPVC double glazed window overlooking the front elevation, laminate flooring, coving to the ceiling and two central heating radiators. Wall light and door providing access through to the kitchen.



KITCHEN
6'6" x 10'10" (1.99m x 3.32m)
Fitted with a range of wall and base units with laminate work surfaces over and fully tiled walls. One and a half bowl stainless steel sink and drainer with swan neck mixer tap, integrated full size dishwasher, integrated washing machine, integrated oven and grill and four ring induction hob with curved glass extractor hood above. Space for a large freestanding fridge freezer, under-unit lighting, UPVC double glazed window overlooking the side elevation, UPVC clad ceiling with inset spotlights, laminate flooring and central heating radiator. Two doors provide access to the understairs storage cupboard and rear porch.



REAR PORCH
UPVC double glazed side entrance door, UPVC cladding to the walls and ceiling and laminate flooring. Doors provide access to the kitchen, wet room and living room.

WET ROOM/W.C.
7'3" x 4'8" (2.22m x 1.44m)
Fitted with a three piece suite comprising wash basin with mixer tap set within a vanity unit with tiled work surface, low flush W.C. and mixer shower. Fully tiled walls and flooring, wall mounted extractor fan, UPVC clad ceiling with inset spotlights, chrome ladder style radiator and frosted UPVC double glazed window overlooking the rear elevation.



LIVING ROOM
18'0" x 9'9" (5.50m x 2.98m)
Laminate flooring, coving to the ceiling, two wall lights and three central heating radiators. UPVC double glazed sliding patio doors open directly onto the decking of the landscaped rear garden.



FIRST FLOOR LANDING
Frosted UPVC double glazed window overlooking the side elevation and four doors providing access to three bedrooms and the house bathroom.

BATHROOM/W.C.
5'5" x 6'7" (1.67m x 2.02m)
Fitted with a three piece suite comprising panelled bath with mixer tap and separate electric shower over with hinged glazed shower screen, circular ceramic wash basin with mixer tap set within a vanity unit and low flush W.C. Fully tiled walls, laminate flooring, chrome ladder style radiator, inset spotlights to the ceiling and frosted UPVC double glazed window overlooking the rear elevation. The condensing combination boiler is also housed within the bathroom.



BEDROOM ONE
9'2" x 12'4" (2.80m x 3.77m)
Laminate flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.



BEDROOM TWO
9'1" x 9'8" (2.79m x 2.96m)
UPVC double glazed window overlooking the rear elevation, laminate flooring, coving to the ceiling and central heating radiator.



BEDROOM THREE
8'7" x 6'7" (2.63m x 2.02m)
Laminate flooring, central heating radiator, loft access and UPVC double glazed window overlooking the front elevation. Useful built-in storage cupboard positioned over the bulkhead.



OUTSIDE
To the front is an attractive lawned garden bordered by established conifer hedging. A resin driveway provides off road parking for several vehicles and extends along the side of the property to the detached garage. To the rear is an attractive enclosed garden incorporating a timber decked patio area, ideal for outdoor dining and entertaining. Beyond is a pleasant lawned garden with central paved pathway, planted borders to three sides and a timber garden shed positioned behind the garage providing useful additional storage, fully enclosed by timber panel fencing.

GARAGE
17'8" x 8'11" (5.41m x 2.72m)
Detached single garage with manual up and over door, power and lighting. Timber framed single glazed window and timber side entrance door both overlooking the rear garden.

COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

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.