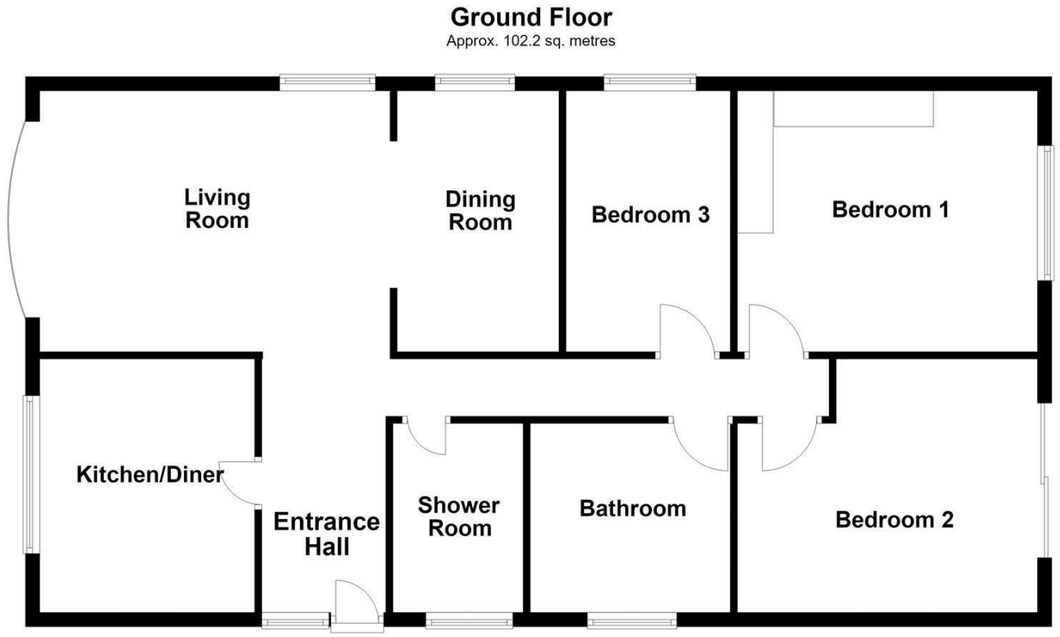
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 102.2 sq. metres



41 Elmwood Avenue, Walton, Wakefield, WF2 6ND

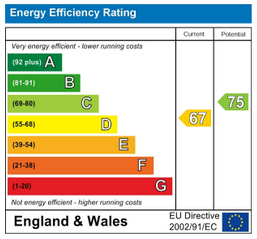
For Sale Freehold £330,000

Enjoying a pleasant cul de sac position is this deceptively spacious three bedroom detached true bungalow, offering generous and versatile accommodation throughout. Benefitting from three good sized bedrooms, two reception areas, a modern kitchen, ample off road parking and attractive gardens extending to three sides, the property presents an excellent opportunity for those seeking spacious single level living. The bedroom and bathroom doorways are also wider than average to allow for wheelchair access, further enhancing the practicality and accessibility of the accommodation.

The accommodation briefly comprises a welcoming entrance hall leading into the modern fitted kitchen, which features a breakfast bar and an attractive archway opening into the spacious living room. The living room benefits from a feature bay window to the front, allowing plenty of natural light, with a further archway providing access into the separate dining room. An inner hallway provides access to three well proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes. Completing the accommodation is a modern three piece family bathroom and a separate contemporary shower room, while loft access is available from the hallway. Externally, the property occupies a generous plot with attractive gardens extending to three sides. To the front is an established garden featuring a variety of mature trees, shrubs and planting, complemented by paved pathways. A tarmac driveway extends along the side of the property and provides ample off road parking for several vehicles, leading to an attached double garage with manual up and over doors. A timber ramp also provides convenient access to the side entrance door. The gardens continue alongside the garage, with a pleasant lawn bordered by mature planting and established hedging. Wrapping around the rear of the property and garage are further garden areas and paved patio spaces, providing a choice of areas for outdoor seating, dining and relaxation.

The property is conveniently positioned within the sought after village of Walton, within easy reach of local schools and amenities. Regular bus services provide access to Wakefield city centre, while the M62 motorway network is only a short drive away, making the property well placed for those travelling further afield.

An early viewing is highly recommended to fully appreciate the generous accommodation, substantial parking and attractive gardens this impressive bungalow has to offer.



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.



ACCOMMODATION

ENTRANCE HALL
UPVC double glazed side entrance door with two frosted glazed side panels leading into the entrance hall. Coving to the ceiling and central heating radiator. Door providing access to an airing cupboard/meter cupboard, with an opening into the kitchen and a feature archway leading through to the living room.

KITCHEN/DINER
10'0" x 11'10" (3.05m x 3.61m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks, incorporating a one and a half bowl sink and drainer with mixer tap. Integrated oven and grill with separate four ring ceramic hob, breakfast bar, space and plumbing for a dishwasher and washing machine, and space for a freestanding fridge freezer. UPVC double glazed window overlooking the front elevation, laminate tiled flooring and condensing regular boiler housed within one of the kitchen cupboards.

LIVING ROOM
11'10" x 16'3" (3.63m x 4.97m)
UPVC double glazed bay window overlooking the front elevation, coving to the ceiling and central heating radiator. Feature gas fire with marble hearth and matching interior set within a decorative timber surround. Feature archway providing access through to the dining room.



DINING ROOM
7'4" x 11'10" (2.26m x 3.63m)
UPVC double glazed window overlooking the side elevation, coving to the ceiling, inset spotlights and central heating radiator.



INNER HALLWAY
Accessed from the entrance hall via a solid timber door. Coving to the ceiling, inset spotlights and loft access. Doors provide access to three bedrooms, the house bathroom and separate shower room.

SHOWER ROOM/W.C.
8'3" x 5'11" (2.54m x 1.81m)
Fitted with a three piece suite comprising shower enclosure with electric shower, low flush W.C. with concealed cistern and wash basin with mixer tap set within a vanity storage unit. Fully tiled walls and flooring, UPVC clad ceiling, white ladder style radiator and frosted UPVC double glazed window overlooking the side elevation.



BATHROOM/W.C.
7'3" x 8'11" (2.21m x 2.73m)
Fitted with a three piece suite comprising double ended panelled bath with centrally positioned mixer tap and pull-out chrome shower attachment, low flush W.C. with concealed cistern and wash basin with chrome mixer tap set within a vanity unit with laminate work surface and storage below. Fully tiled flooring, part tiled walls, coving and inset spotlights to the ceiling, chrome ladder style radiator and frosted UPVC double glazed window overlooking the side elevation.



BEDROOM ONE
12'1" x 13'8" (3.70m x 4.19m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, laminate flooring, coving and inset spotlights to the ceiling. A range of fitted wardrobes positioned to the corner of the room, together with fitted drawer units.



BEDROOM TWO
13'8" x 11'2" (4.19m x 3.41m)
UPVC double glazed sliding patio doors opening onto the rear garden, laminate flooring, coving and inset spotlights to the ceiling and central heating radiator.



BEDROOM THREE
11'11" x 7'8" (3.64m x 2.34m)
UPVC double glazed window overlooking the side elevation, laminate flooring, coving and inset spotlights to the ceiling and central heating radiator.

OUTSIDE
To the front is a paved garden area with planted borders, together with a tarmac driveway providing ample off road parking for several vehicles and continuing along the side of the property. There is an attached double garage with manual up and over door to the front. To the rear is an attractive lawned garden with well maintained planted borders incorporating a variety of mature trees, shrubs and plants. The garden extends around the rear of the double garage and is bordered in part by established conifer hedging. A timber decked patio area is accessed directly from bedroom two, with a timber ramp leading down to a further paved patio and concrete pathway which continues through the planted garden and around towards the front of the property.



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

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.