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

1 Elmwood Avenue, Walton, Wakefield, WF2 6LS

For Sale Freehold £320,000

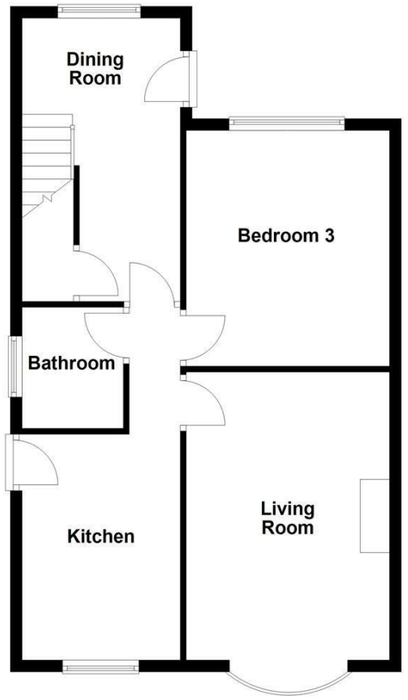
Occupying a generous corner plot on a sought after development in the beautiful village of Walton is this spacious three bedroom semi detached home, offering flexible accommodation, attractive landscaped gardens and ample off road parking.

The property benefits from three good sized bedrooms, including one to the ground floor, making it ideal for families or those looking to downsize. The accommodation briefly comprises a fitted kitchen leading to the living room, bathroom, ground floor bedroom and dining room. The dining room provides access to the rear garden, understairs storage housing the Ideal combination boiler, and stairs to the first floor. To the first floor, the landing leads to two further bedrooms, a storage cupboard and a shower room. Externally, the property enjoys beautifully landscaped gardens to the front and side, with lawned areas, planted borders, mature shrubs and flowers. To the rear, a tarmac driveway provides off road parking for several vehicles and leads through gated access to a single attached garage with up and over door, power and lighting. The enclosed rear garden is designed for low maintenance and features artificial lawn, planted beds, a paved patio area with canopy, ideal for outdoor dining and entertaining, and a timber shed, all enclosed by timber and composite fencing.

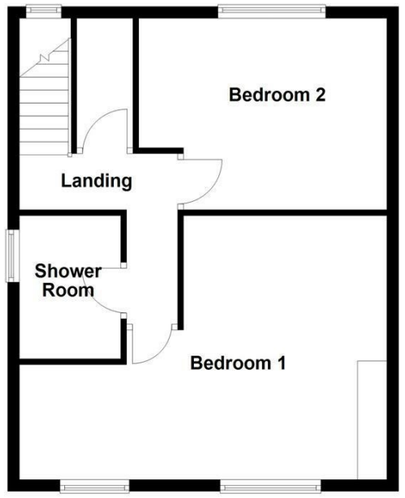
Walton is a highly regarded village, popular with families and downsizers alike. Local shops, schools and public houses are within walking distance, while Wakefield city centre offers a wider range of amenities. Sandal and Agbrigg train station is a short distance away, and the M1 and M62 motorway networks are easily accessible. Walton is also well known for its scenic walks and attractive village setting.

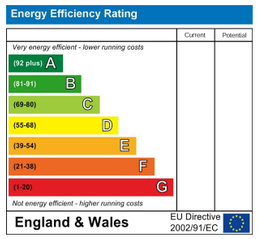
Only a full internal inspection will reveal all that this superb home has to offer. Early viewing is highly recommended.

Ground Floor



First Floor





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

KITCHEN
8'10" x 19'9" (max) x 12'7" (min) (2.70m x 6.02m (max) x 3.86m (min))
Accessed via a composite side entrance door with frosted and stained glass pane, UPVC double glazed window to the front, central heating radiator and doors leading through to the living room, dining room, bedroom three and bathroom. The kitchen is fitted with a range of shaker style wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, four ring electric hob with extractor above, integrated double oven, integrated slimline dishwasher, kickboard lighting and space for a washing machine and fridge freezer.

LIVING ROOM
16'0" x 11'4" (max) x 10'1" (min) (4.90m x 3.47m (max) x 3.08m (min))
UPVC double glazed bay window to the front, coving to the ceiling, central heating radiator and an electric fireplace with glass front and living flame effect set within a marble surround and mantel.

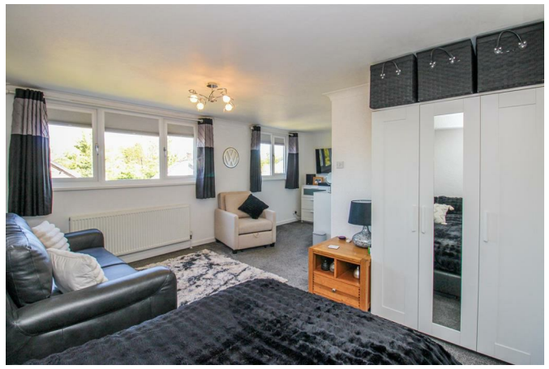
BATHROOM/W.C.
5'5" x 6'7" (1.67m x 2.02m)
Frosted UPVC double glazed window to the side, chrome ladder style heated towel rail, low flush W.C., pedestal wash basin with mixer tap, panel bath with mixer tap and partial tiling to the walls.

BEDROOM THREE
13'2" x 11'4" (4.02m x 3.47m)
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

DINING ROOM
15'10" x 9'3" (max) x 5'8" (min) (4.83m x 2.82m (max) x 1.75m (min))
Coving to the ceiling, UPVC double glazed window and door to the rear garden, central heating radiator, staircase to the first floor landing and access to understairs storage cupboard housing the Ideal combi boiler.

FIRST FLOOR LANDING
Frosted UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and doors leading to two bedrooms, shower room and a storage cupboard.

BEDROOM ONE
19'2" x 14'3" (max) x 6'5" (min) (5.86m x 4.35m (max) x 1.96m (min))
Two UPVC double glazed windows to the front, coving to the ceiling and central heating radiator.



BEDROOM TWO
14'1" x 10'7" (max) x 6'9" (min) (4.30m x 3.25m (max) x 2.06m (min))
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

SHOWER ROOM/W.C.
8'0" x 5'9" (2.45m x 1.76m)
Frosted UPVC double glazed window to the side, extractor fan, spotlights to the ceiling, chrome ladder style heated towel rail, concealed system low flush W.C., wash basin set within a vanity unit with storage below and mixer tap, and a shower cubicle with mains fed shower and glass screen, fully tiled.

OUTSIDE
To the front, a landscaped garden with lawn and planted beds of mature shrubs and flowers, enclosed by walling and iron gate with paved pathway leading to the side entrance. The garden continues down the side of the property to the rear where there is a tarmac driveway providing ample off road parking, accessed via an iron gate, leading to a single detached garage with power, lighting and manual up and over door. To the rear, a low maintenance enclosed garden with artificial lawn, slate and planted beds, space for a timber shed and a paved patio area beneath a canopy, ideal for outdoor dining and entertaining.

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.