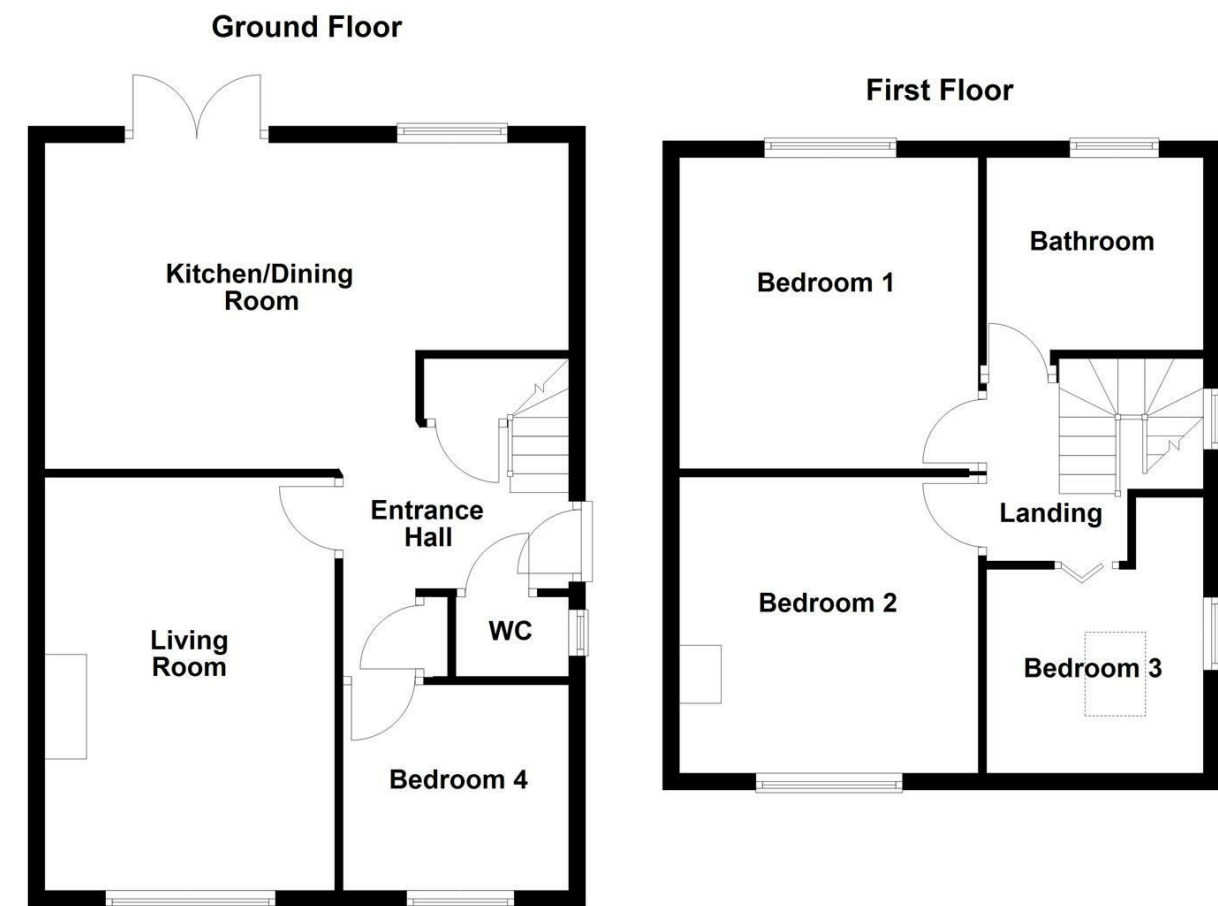




WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
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01977 798 844



4 Elmwood Garth, Walton, Wakefield, WF2 6LR

For Sale Freehold £325,000

Situated in the sought after village of Walton is this beautifully presented four bedroom semi detached dormer bungalow. Having undergone extensive renovations—including a modern fitted kitchen/diner, a contemporary four piece bathroom suite and landscaped gardens, this property is certainly not one to be missed.

The accommodation comprises an entrance hall with access to the first floor via the staircase, which benefits from useful under stairs storage and additional boiler storage. Doors lead to the downstairs W.C., the spacious living room, and bedroom four, as well as an opening through to the kitchen/dining room, which provides access to the rear garden. To the first floor, there is access to bedroom one, bedroom two, bedroom three, and the house bathroom. Externally, the front of the property features a small planted area, while the majority of the front garden has been converted into a pebbled driveway offering off road parking for multiple vehicles. The driveway continues along the side of the property, enclosed by timber fencing. The rear garden provides further off road parking and benefits from brick and concrete foundations suitable for the potential addition of a garage. The garden offers both a pebbled and stone paved patio area, ideal for outdoor dining and entertaining, as well as a lower tier of lawn, enclosed by timber fencing and perfect for pets and children.

Walton is a fantastic location for a wide range of buyers, particularly growing families, due to its proximity to well regarded schools, shops, public houses, and beautiful countryside walks. The village is served by local bus routes to neighbouring towns and cities, including Wakefield. The nearest train station is Sandal & Agbrigg, while Wakefield itself boasts two stations, with Wakefield Westgate offering direct connections to London, Manchester, and Leeds. For those needing to travel further afield, motorway links via the M1 and M62 are only a short drive away.

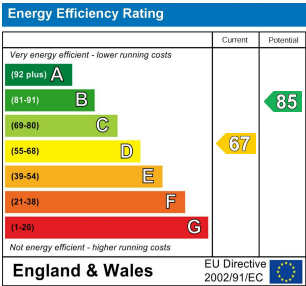
A full internal inspection is essential to truly appreciate the quality and space on offer in this superbly presented home. Early viewing is highly recommended to avoid disappointment.

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

Composite side door with frosted glass pane into the entrance hall, central heating radiator, under stairs storage cupboard. Doors to the living room, bedroom four and an opening to the kitchen/dining room.

LIVING ROOM

16'2" x 11'5" [max] x 10'1" [min] [4.95m x 3.48m [max] x 3.08m [min]] UPVC double glazed window to the front, central heating radiator.



KITCHEN/DINER

20'9" x 12'9" [max] x 8'0" [min] [6.35m x 3.9m [max] x 2.45m [min]] UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, central heating radiator,

extractor fan, spotlights. A range of modern wall and base units, composite 1 1/2 sink and drainer with mixer tap, five ring gas hob with partial glass splashback and stainless steel extractor hood above. Integrated double oven, integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer.

DOWNSTAIRS W.C.

3'1" x 4'5" [0.95m x 1.35m]

Frosted UPVC double glazed window to the side, extractor fan, chrome towel-style central heating radiator. Low flush W.C., wash basin built into a storage unit with mixer tap and tiled splashback.

BEDROOM FOUR

8'1" x 8'10" [2.47m x 2.7m]

UPVC double glazed window to the front, central heating radiator.



FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side. Doors to bedrooms one, two, three and the bathroom.

BEDROOM ONE

12'5" x 11'10" [max] x 10'8" [min] [3.8m x 3.61m [max] x 3.27m [min]] UPVC double glazed window to the rear, central heating radiator, spotlights.



BEDROOM TWO

11'3" x 11'10" [max] x 9'11" [min] [3.45m x 3.61m [max] x 3.03m [min]] UPVC double glazed window to the front, central heating radiator, spotlights.



BEDROOM THREE

8'5" x 10'8" [max] x 8'0" [min] [2.58m x 3.27m [max] x 2.44m [min]] UPVC double glazed window to the side, Velux skylight, central heating radiator, spotlights.

HOUSE BATHROOM

8'4" x 8'10" [max] x 7'10" [min] [2.55m x 2.7m [max] x 2.4m [min]] Frosted UPVC double glazed window to the rear, spotlights, extractor fan, central heating radiator. Low flush W.C., wash basin with storage and mixer tap, panelled bath with mixer tap and shower attachment, separate shower cubicle with mains shower and handheld attachment.



OUTSIDE

To the front of the property there is a small planted bed and pebbled driveway providing off road parking for multiple vehicles. Further parking along the east side of the property with wall and timber fencing. To the rear of the property there is a tiered garden. The upper tier provides additional parking and a brick/concrete foundation suitable for adding a garage. There is a stone paved patio with pebble beds for outdoor entertaining. The lower tier is a lawned area and is fully enclosed with fencing ideal for pets and children.



COUNCIL TAX BAND

The council tax band for this property is B.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.