



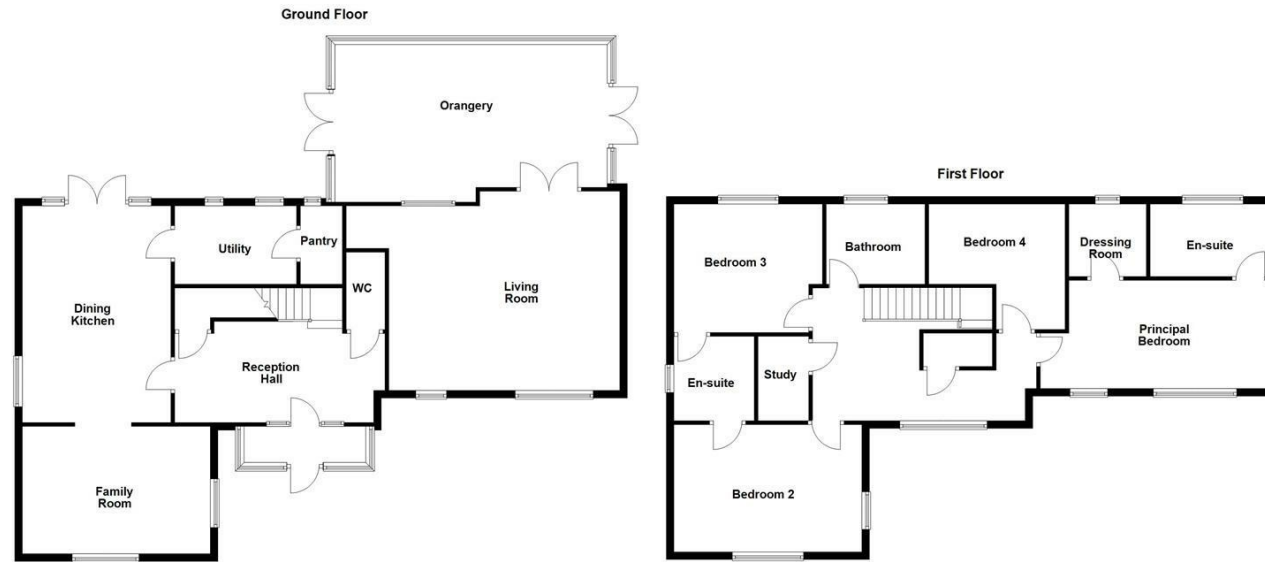
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## 2 Greenside, Walton, Wakefield, WF2 6NN

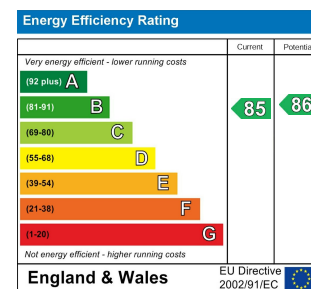
### For Sale Freehold Offers In The Region Of £625,000

Positioned just off the well-known Greenside in Walton, this generously proportioned four bedroom detached family home offers an exceptional blend of space, versatility, and privacy. Boasting ample reception areas and wrap around gardens, the property also benefits from off road parking and a double detached garage. This is a home that must be viewed to be fully appreciated.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway with staircase to the first floor, useful under stairs storage, and access to the kitchen, downstairs WC, and living room. The spacious living room flows seamlessly into the orangerie, which enjoys pleasant views and direct access to the side and rear gardens. The kitchen provides access to the dining room and a practical utility area, with the utility further benefiting from a pantry cupboard and external access. To the first floor, the landing provides loft access, two storage cupboards, and doors leading to four double bedrooms and the house bathroom. The principal bedroom is complemented by a walk in wardrobe and an en-suite shower room, while bedrooms two and three are served by a Jack and Jill style en suite shower room, creating a highly functional layout ideal for family living. Externally, the property enjoys attractive and well maintained gardens. To the front, block paving leads to the entrance porch, bordered by planted and pebbled beds with mature shrubs. The side garden features a lawned area and block paved pathway leading to a raised decked patio, ideal for outdoor dining and entertaining, along with space for a garden shed. The gardens are enclosed by a combination of walls and timber fencing, offering both privacy and security. A block paved driveway provides off road parking for multiple vehicles and leads to the double detached garage, which is equipped with two up-and-over doors, power, and lighting. The rear garden offers a further patio seating area and is fully enclosed, making it particularly suitable for families and pet owners.

Walton remains a highly sought after location, particularly appealing to families due to its excellent access to local shops, reputable schools, and nearby countryside walks. Wakefield city centre is within easy reach, offering a wider range of amenities. The area is well served by transport links, including local bus routes, two Wakefield train stations providing connections to Leeds, Manchester, and London, and convenient access to the M1 and M62 motorways.

Only a full internal inspection will reveal the true size and quality of accommodation on offer. Early viewing is highly recommended to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE PORCH

Surrounded by UPVC double glazed windows with a UPVC double glazed entrance door, block paved flooring, and a further UPVC frosted door leading into the hallway.

### ENTRANCE HALL

11'8" x 18'5" (max) x 7'5" (min) [3.57m x 5.62m (max) x 2.27m (min)]  
Coving to the ceiling, decorative wall panelling, central heating radiator, staircase rising to the first floor with oak balustrade, built-in storage cupboard, and doors providing access to the downstairs WC, living room, and kitchen.

### LIVING ROOM

17'4" x 24'1" (max) x 12'2" (min) [5.30m x 7.35m (max) x 3.73m (min)]  
Featuring two timber frame double glazed windows to the front aspect, a timber frame double glazed internal window, and timber frame double glazed French doors leading into the conservatory. Coving to the ceiling and three central heating radiators.



### ORANGERY

12'7" x 23'10" [3.85m x 7.27m]  
Surrounded by UPVC double glazed windows with two sets of UPVC double glazed French doors, a timber frame double glazed internal window to the living room, and a central heating radiator.

### DOWNSTAIRS W.C.

6'9" x 4'0" [2.08m x 1.22m]  
Comprising a concealed low flush WC, ceramic wash basin with vanity storage below, central heating radiator, and extractor fan.

### KITCHEN

19'2" x 12'11" [5.85m x 3.95m]  
Timber frame frosted double glazed window to the side, timber frame double glazed French doors to the rear garden, coving and partial spotlighting to the ceiling, central heating radiator, opening to the dining room, and door to the utility. Fitted with modern wall and base units with quartz work surfaces and a centralised island incorporating an inset ceramic sink with mixer tap. Space for a range style cooker with glass splashback and stainless steel extractor hood, integrated under counter fridge/freezer and dishwasher, plus space for a freestanding fridge freezer.

### UTILITY ROOM

6'10" x 10'0" [2.10m x 3.05m]  
Timber frame frosted double glazed door to the rear garden, timber frame double glazed rear window, coving to the ceiling, door to pantry cupboard, and modern wall and base units with wooden work surfaces. Stainless steel 1.5 bowl sink and drainer with mixer tap, tiled splashback, and space/plumbing for washing machine and tumble dryer.

### PANTRY CUPBOARD

6'10" x 3'7" [2.10m x 1.10m]  
Coving to the ceiling, extractor fan, fitted shelving, and timber frame frosted double glazed window to the rear.

### DINING ROOM

11'1" x 16'2" [3.38m x 4.95m]  
Two timber frame double glazed windows (front and side aspects), coving to the ceiling, and central heating radiator.

### FIRST FLOOR LANDING

19'8" x 11'9" (max) [6.0m x 3.60m (max)]  
Spacious landing with front aspect window, central heating radiator, loft access hatch, and walk-in airing cupboard housing the insulated hot water cylinder. Doors providing access to four bedrooms, the house bathroom and the study.

### BEDROOM ONE

20'0" x 10'9" (max) [6.10m x 3.30m (max)]  
Two timber framed windows to the front, two central heating radiators, and doors leading to the dressing room and en suite.



### DRESSING ROOM

6'10" x 6'2" [2.10m x 1.90m]  
Frosted window to the rear and central heating radiator.

### EN SUITE SHOWER ROOM

9'10" x 6'2" [3.0m x 1.90m]  
Frosted rear window, tiled walls and flooring, chrome heated towel rail, extractor fan, and electric shaver socket. Fitted with a quality four-piece suite comprising corner shower cubicle with glazed screen, vanity wash basin, low flush WC, and bidet.



### BEDROOM TWO

16'4" x 11'1" [5.0m x 3.40m]  
Timber framed windows to the front and side aspects, central heating radiator, and door to the Jack and Jill.



### JACK AND JILL SHOWER ROOM

7'6" x 7'2" [2.30m x 2.20m]  
Frosted side window, chrome heated towel rail, extractor fan, and three-piece suite comprising wide shower cubicle with glazed screen, vanity wash basin, and low flush WC.

### BEDROOM THREE

13'1" x 11'9" [4.0m x 3.60m]  
Rear aspect timber framed window, central heating radiator, and door to the Jack and Jill.

### BEDROOM FOUR

11'9" x 10'9" [3.60m x 3.30m]  
Rear aspect timber framed window and central heating radiator.

### STUDY

7'6" x 4'3" [2.30m x 1.30m]  
Useful home office space accessed from the landing.

### FAMILY BATHROOM

8'10" x 6'10" [2.70m x 2.10m]  
Frosted rear window, tiled walls and flooring, chrome heated towel rail, extractor fan, and electric shaver socket. Fitted with a four piece suite comprising corner panelled bath with shower attachment and whirlpool function, separate shower cubicle with glazed screen, vanity wash basin, and low flush WC.

### OUTSIDE

To the front, the property benefits from a lawned garden with a block paved pathway, mature shrubbery, planted beds, stone walling, and a decorative pebbled area. The side garden is predominantly laid to lawn with a raised patio area and timber canopy, ideal for outdoor dining, along with space for a garden shed and gated access. The rear garden is designed for low maintenance, featuring a stone paved patio area and full timber fencing, making it ideal for both pets and children.



### PARKING AND GARAGE

A block paved driveway provides off road parking for two vehicles and leads to a double detached garage with twin roll up doors, power, and lighting.

### COUNCIL TAX BAND

The council tax band for this property is TBC.

### 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.