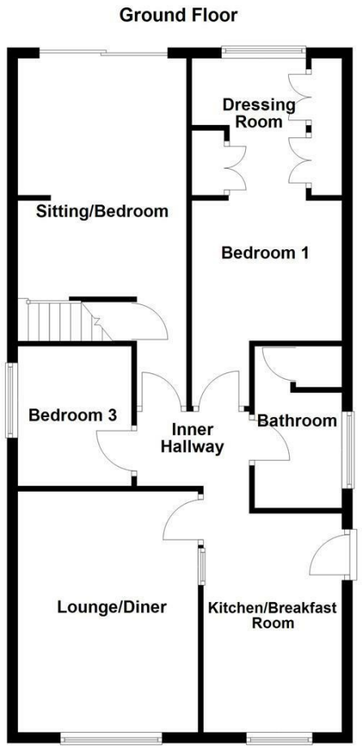
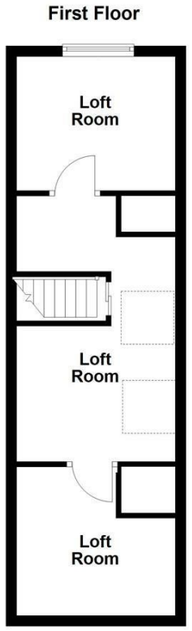


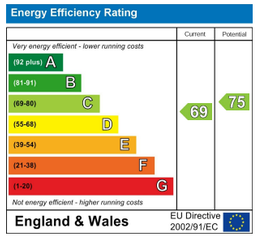




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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

# 10 Elmwood Avenue, Walton, Wakefield, WF2 6LS

## For Sale Freehold Offers Over £300,000

Beautifully presented and deceptively spacious from its cul-de-sac position, this extended three bedroom detached bungalow offers generous accommodation throughout, including three versatile loft rooms ideal for a variety of uses. Benefiting from UPVC double glazing and gas central heating, this superb home provides excellent flexibility and scope.

The accommodation briefly comprises a welcoming kitchen breakfast room, a spacious lounge/diner, an inner hallway, three ground floor bedrooms (one currently used as a sitting room), and a modern house bathroom. Stairs from the sitting room/bedroom lead to the first floor, where there are three well proportioned loft rooms, offering additional space for storage, hobbies, or potential conversion (subject to regulations). Externally, the property enjoys gated access to a concrete driveway and front garden, providing ample off street parking and leading to a brick built detached garage with electric door, power and lighting. To the rear is a beautifully landscaped, low maintenance garden with paved and stone flagged seating areas, ideal for outdoor relaxation and entertaining.

Situated in the popular area of Walton, the property is well placed for local amenities, including shops, schools, and regular bus routes. It also offers excellent commuter links via nearby road networks.

Offered to the market with no onward chain and vacant possession, this is a fantastic opportunity for a couple, family, or those looking to downsize.

An early viewing is highly recommended to fully appreciate the space, versatility, and quality this home has to offer.

## ACCOMMODATION

### KITCHEN/BREAKFAST ROOM
13'3" x 8'9" (4.04m x 2.69m)
Composite side entrance door leading into the breakfast kitchen. A range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Plumbing for a washing machine, space for a cooker and space for a fridge and freezer. A radiator, loft access, tiled effect flooring, recessed spotlights and mosaic splashback tiling to the walls. A double glazed UPVC window facing the front elevation.

### LOUNGE/DINER
11'2" x 14'10" (3.42m x 4.54m)
A radiator, double glazed UPVC window to the front, coving to the ceiling and a dado rail.

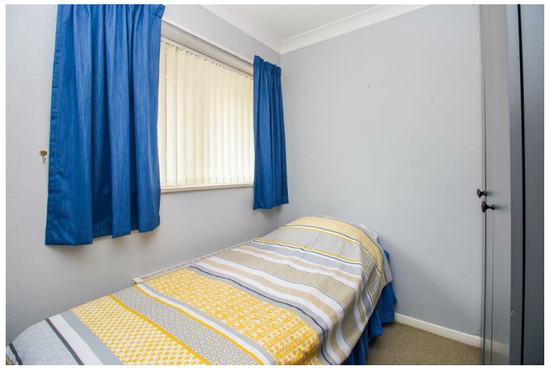
### INNER HALLWAY
Provides access to three bedrooms and the family bathroom.

### BATHROOM/W.C.
5'4" x 9'11" (1.64m x 3.03m)
Fitted with a white suite comprising a low flush w.c., wash basin, panelled bath and a shower cubicle with mixer shower. Fully tiled walls, travertine tiled flooring, double glazed frosted UPVC window to the side elevation, recessed spotlights and a heated chrome towel radiator.

### BEDROOM ONE
13'5" x 4'0" (min) x 9'10" (max) (4.11m x 1.22m (min) x 3.02m (max))
Coving to the ceiling and an archway leading into a dressing room area.

### DRESSING ROOM
8'11" x 8'3" (2.74m x 2.54m)
Fitted with wardrobes to two sides of the wall incorporating a dressing table area. A radiator and double glazed UPVC window to the rear elevation.

### BEDROOM THREE
8'0" x 7'0". (2.44m x 2.14m.)
Fitted with wardrobes to one wall, coving to the ceiling, radiator and double glazed UPVC window to the side elevation.



### SITTING ROOM/POTENTIAL BEDROOM
15'4" x 10'3" (4.69m x 3.13m)
Walk in area (2.31m x 0.82m) opening into the main room. Stairs to the first floor, understairs storage, double glazed UPVC window to the side, sliding patio doors to the rear, radiator and coving to the ceiling.

### FIRST FLOOR LOFT ROOM
9'6" (max) x 22'8" (max) (2.92m (max) x 6.91m (max))
Featuring two double glazed timber framed Velux style windows to the side, two fitted wardrobes and a door leading to further loft spaces. The main combination boiler is housed within this area.

### LOFT STORE ROOM
9'5" (max) x 9'9" (max) (2.89m (max) x 2.98m (max))
Useful additional space with access off the main loft room.

### SECOND LOFT ROOM
7'9" x 10'4" (2.37m x 3.16m)
Includes a double glazed window to the rear elevation.

### OUTSIDE
To the front, an attractive, low maintenance patterned concrete garden and driveway provide off street parking, with gated access leading through to the rear. The driveway extends to a brick built detached garage fitted with an electric door. To the rear, there is a low maintenance flagged stone garden with established plants, shrubs, and trees bordering, along with two timber framed sheds.

### 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.