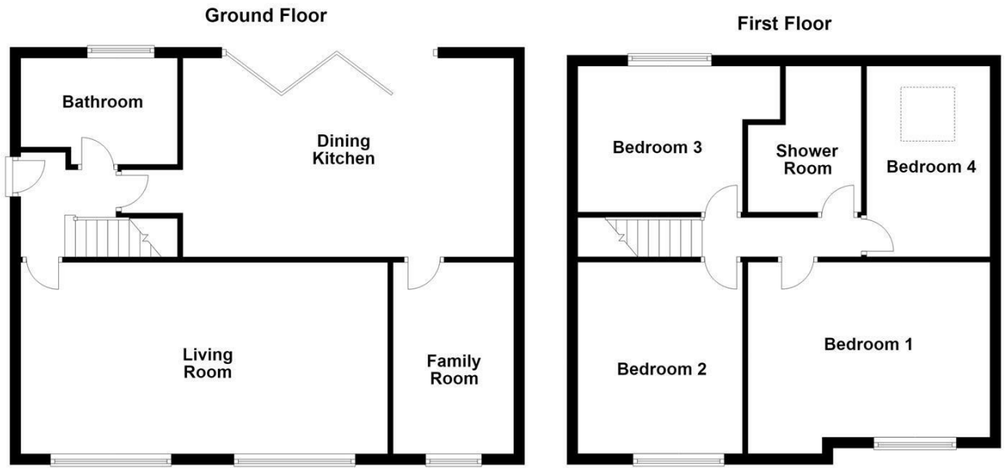

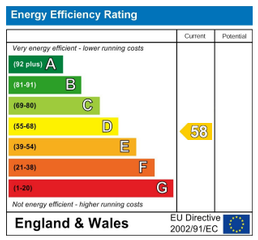

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

27 Elmwood Drive, Walton, Wakefield, WF2 6LW

For Sale Freehold £425,000

Situated in the sought after village of Walton is this superbly presented four bedroom detached family home. Offering spacious and well proportioned accommodation throughout, the property boasts four generous bedrooms, versatile reception space, ample off road parking, a detached garage and an attractive enclosed rear garden, making it an ideal home for growing families.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and access to the spacious living room, contemporary kitchen diner and a modern ground floor bathroom. The impressive kitchen diner features a range of fitted units and bi-folding doors opening onto the rear garden, creating a seamless indoor-outdoor living space. The kitchen also benefits from useful understairs storage and access to a separate home office. To the first floor, the landing provides access to four well proportioned bedrooms and a modern shower room. Externally, the front of the property has been designed with ease of maintenance in mind, incorporating block paving and a driveway providing ample off road parking for several vehicles, which in turn leads to the detached single garage with an electric roller door. The landscaped rear garden is arranged over tiers and features porcelain paved and decked seating areas, ideal for outdoor dining and entertaining, together with a lawn bordered by railway sleepers, mature trees and established shrubs. The garden is fully enclosed by timber fencing, creating a safe and private space for both children and pets.

Walton is one of Wakefield's most desirable villages, offering an excellent range of local amenities, highly regarded schools and popular public houses, many of which are within walking distance. A wider selection of shopping, leisure and dining facilities can be found in nearby Wakefield city centre. Sandal & Agbrigg railway station is just a short drive away, with Wakefield's two mainline railway stations providing direct services to Leeds, Manchester and London. The M1 and M62 motorway networks are also easily accessible, making the property particularly attractive to commuters. Walton is also perfectly positioned to enjoy many of Wakefield's most popular beauty spots, including Newmillerdam Country Park, Sandal Castle and Pugneys Country Park.

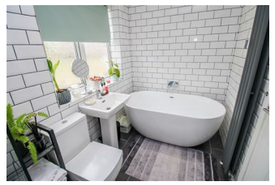
An early viewing is highly recommended to fully appreciate the spacious accommodation, superb presentation and enviable location this outstanding family home has to offer.

ACCOMMODATION

ENTRANCE HALL
A frosted UPVC double glazed entrance door leads into the hallway. A central heating radiator, a staircase providing access to the first floor landing and doors leading to the downstairs bathroom, kitchen diner and living room.

LIVING ROOM
22'4" x 11'7" (6.83m x 3.55m)
Two UPVC double glazed windows overlooking the front, two central heating radiators, coving to the ceiling and ceiling spotlights.

BATHROOM/W.C.
5'5" x 9'6" (1.66m x 2.92m)
Four piece suite comprising a low flush W.C., pedestal wash basin with mixer tap, freestanding bath with mixer tap and a separate shower enclosure with a mains fed overhead shower and glass screen. A frosted UPVC double glazed window to the rear, ceiling lighting and a column style central heating radiator.



KITCHEN DINER
11'4" x 24'4" (3.46m x 7.42m)
The kitchen is fitted with a range of modern wall and base units with laminate work surfaces over, together with a central island with a matching work surface. There is a stainless steel 1.5 bowl sink and drainer with mixer tap, tiled splashbacks, a four ring induction hob with extractor hood above and an integrated double oven. Space and plumbing for a washing machine and space for an American style fridge freezer. UPVC double glazed bi-folding doors opening onto the rear garden, ceiling spotlights, decorative wall panelling, a central heating radiator and access to useful understairs storage. A door leads through to the office.

OFFICE
11'8" x 7'7" (3.56m x 2.32m)
A UPVC double glazed window to the front and a central heating radiator.

FIRST FLOOR LANDING
Providing access to four bedrooms and the shower room.

BEDROOM ONE
10'9" x 14'6" (3.28m x 4.42m)
A UPVC double glazed window to the front and a central heating radiator.

BEDROOM TWO
11'8" x 10'5" (3.58m x 3.20m)
A UPVC double glazed window to the front and a central heating radiator.

BEDROOM THREE
8'4" x 12'4" (2.55m x 3.77m)
A UPVC double glazed window overlooking the rear garden, a central heating radiator and access to useful eaves storage.

BEDROOM FOUR
7'6" x 10'0" (2.30m x 3.05m)
A velux rooflight and a central heating radiator.

SHOWER ROOM/W.C.
8'6" x 6'11" (2.60m x 2.11m)
Three piece suite comprising a low flush W.C., ceramic wash basin with mixer tap set within a floating vanity storage unit and a shower enclosure with a mains-fed overhead shower, handheld attachment and glass screen.

OUTSIDE
To the front, the property benefits from a driveway providing off road parking for at five vehicles, with timber fencing and walled boundaries. The driveway leads to a single detached garage with an up-and-over door and a separate side access door. The enclosed rear garden is arranged over tiers and features a lawn with railway sleeper borders, together with paved and decked patio areas ideal for outdoor dining and entertaining. Mature trees and shrubs provide further interest, while timber fencing surrounds the garden, making it suitable for families with children or pets.

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.