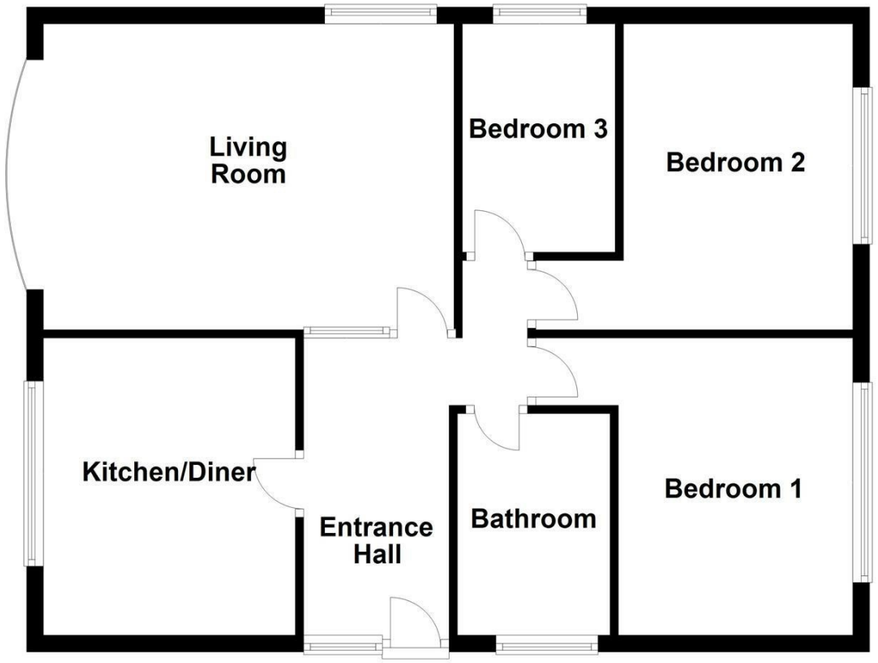
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor



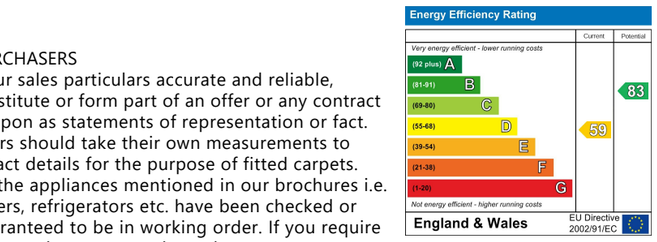
43 Elmwood Avenue, Walton, Wakefield, WF2 6ND

For Sale Freehold £325,000

Tucked away in a cul-de-sac position is this detached true bungalow, set on a corner plot with a generous rear garden and ample off street parking. The property offers three good sized bedrooms, a spacious living room with feature fireplace, modern fitted bathroom and a kitchen with built in pantry. It also benefits from double glazing and gas central heating.

Located in the sought after area of Walton, the property is close to highly regarded local schools, with regular bus services to Wakefield city centre and easy access to the M62 and M1 motorway networks, ideal for those commuting further afield.

A viewing is strongly recommended to fully appreciate the accommodation and outdoor space this home has to offer.



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 entrance door into the entrance hall. Two UPVC double glazed frosted panel windows to the side of the door. Laminate flooring. Central heating radiator. Doors off providing access to three bedrooms, the house bathroom, the living room and the kitchen/diner.

KITCHEN DINER

3.08m x 3.54m

Range of wall and base units with laminate work surface over and tiled splashback above. 1½ stainless steel sink and drainer with mixer tap and swan neck. Integrated oven and grill with four ring gas hob and cooker hood over. UPVC double glazed window overlooking the front aspect. Plumbing and drainage for a washing machine. Space for undercounter appliances. Central heating radiator. Laminate flooring. Space for a large freestanding fridge/freezer. Door providing access into a pantry storage cupboard with fitted shelving. Inset spotlights to the ceiling. Display cabinets with glass shelving.

LIVING ROOM

3.65m x 5.02m

Two UPVC double glazed windows to the side and a UPVC double glazed curved bay window to the front, enjoying a dual aspect. Central heating radiator. Coving to the ceiling. Gas fire with marble hearth, marble interior, and wooden decorative surround.

BEDROOM ONE

3.43m (max) narrowing to 2.69m x 3.53m (width)

Loft access. UPVC double glazed window overlooking the rear aspect. Central heating radiator.

BEDROOM TWO

3.72m (max) narrowing to 2.35m x 3.67m (width)

UPVC double glazed window overlooking the rear aspect. Central heating radiator.

BEDROOM THREE

2.76m x 1.75m

UPVC double glazed window overlooking the side aspect. Central heating radiator.

BATHROOM/W.C.

2.56m x 1.78m

Three piece suite comprising panelled bath with mixer tap, glass shower screen, and separate mixer shower over with rain shower head and shower attachment. Wash basin with chrome mixer tap built into high gloss vanity unit below. Low flush WC. Fully tiled walls and fully tiled floor. Chrome ladder style radiator. UPVC double glazed frosted window to the side aspect. Inset spotlights to the ceiling.

OUTSIDE

Pleasant lawned front garden with planted borders. Tarmacadam driveway providing off road parking. Planted border to the right hand side. Pathway leads down the side of the property with outside water tap beneath the bathroom window, and access to a single detached garage with manual up-and-over door. The garage is open to the rear garden and has a timber single glazed window to the rear, an outside light on a switch and two sensor lights to the rear of the property. The property enjoys a corner plot position with a large and attractive lawned rear garden benefitting from open aspect views beyond. Mature bushes and trees border the garden on two sides. Paved patio area behind the garage. The attractive lawn extends down the opposite side, leading back to the front garden.

COUNCIL TAX BAND

The council tax band for this property is C.

EPC RATING

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

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.