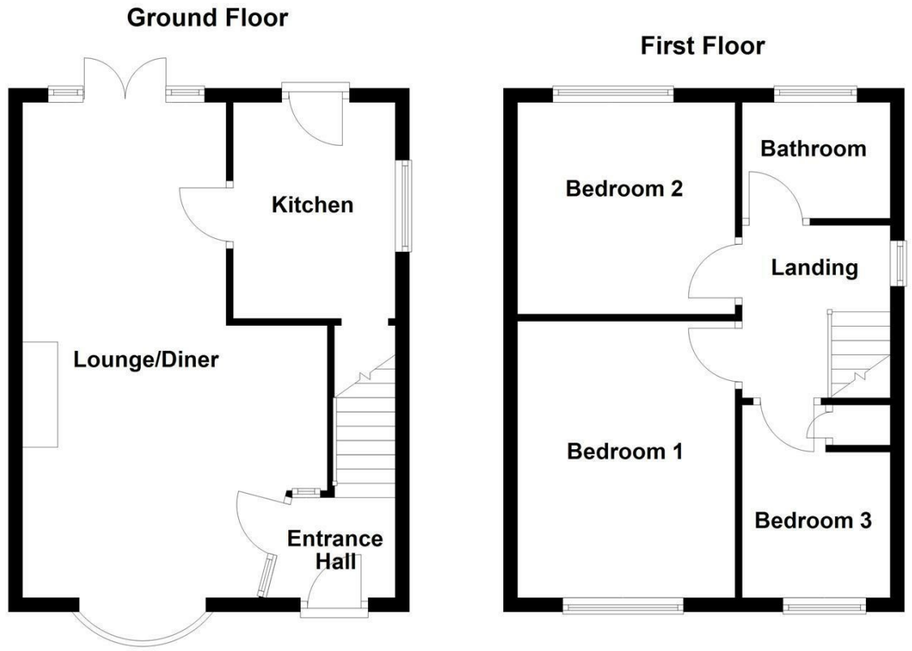
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





74 Cherry Tree Road, Walton, WF2 6LL

For Sale Freehold Starting Bid £175,000

For sale by Modern Method of Auction; Starting Bid Price £175,000 plus reservation fee. Subject to an undisclosed reserve price.

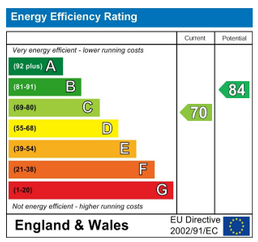
Nestled within the sought after village of Walton is this well presented three bedroom semi detached property, offering well proportioned accommodation throughout, ample reception space, attractive gardens and off road parking.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to a spacious lounge diner, which in turn leads through to the fitted kitchen, with both rooms providing access to the rear garden. To the first floor, the landing provides loft access and leads to three good sized bedrooms along with the house bathroom. Externally, the front garden is mainly laid to lawn with mature shrubs and planted features, together with paved steps leading to the entrance door. A tarmac driveway provides off road parking and extends down the side of the property, where there is a useful timber shed for storage. The rear garden incorporates lawned areas and paved patio seating spaces, ideal for outdoor dining and entertaining, surrounded by mature trees, shrubs and flowers with a combination of timber fencing and stone wall boundaries.

Walton is a highly desirable village, popular with a range of buyers including first time purchasers, growing families and professional couples. The area offers local shops, schools and well regarded public houses within walking distance, while a wider range of amenities can be found in nearby Wakefield city centre. It is close to Waterton Hall Golf Course and easy access to walking routes such as the trans Pennine trail. Excellent transport links are available via Sandal and Agbrigg, Wakefield Westgate and Wakefield Kirkgate train stations, providing access to Leeds, Manchester and London, while the M1 and M62 motorway networks are only a short drive away. Walton is also renowned for its picturesque surroundings and scenic walks.

Only a full internal inspection will fully appreciate all that this attractive home has to offer. Early viewing is highly recommended. The property is available with vacant possession and priced competitively for a quick sale.

This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.



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.

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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*

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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.

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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
Front entrance door with frosted glazed panel, central heating radiator, stairs to the first floor landing and door through to the lounge diner with frosted glazed side panels.



LOUNGE DINER
23'0" x 14'2" (max) x 9'6" (min) (7.03m x 4.34m (max) x 2.91m (min))
UPVC double glazed bow window to the front, UPVC double glazed French doors to the rear garden, coving to the ceiling, two central heating radiators and a gas fireplace with marble hearth, surround and mantle.



KITCHEN
7'6" x 9'10" (2.3m x 3.0m)
Access to under stairs storage, frosted UPVC double glazed rear door, UPVC double glazed window to the side and a range of wall and base units with laminate work surfaces. Stainless steel 1.5 sink and drainer with mixer tap, tiled splashbacks, four ring electric hob with extractor above, integrated double oven, integrated fridge freezer and plumbing for a washing machine and dishwasher.



FIRST FLOOR LANDING
7'11" x 6'9" (max) x 3'4" (min) (2.42m x 2.06m (max) x 1.02m (min))
Loft access, UPVC double glazed window to the side and doors to three bedrooms and the house bathroom.

BEDROOM ONE
10'5" x 12'11" (3.2m x 3.94m)
UPVC double glazed window to the front, central heating radiator and fitted wardrobes with mirrored sliding doors.



BEDROOM TWO
9'10" x 10'6" (3.02m x 3.21m)
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE
6'8" x 9'0" (max) x 6'6" (min (2.05m x 2.75m (max) x 2.0m (min)
Bulkhead with fitted storage, central heating radiator and UPVC double glazed window to the front.

HOUSE BATHROOM/W.C.
6'7" x 5'4" (2.03m x 1.64m)
Frosted UPVC double glazed window to the side, chrome ladder style radiator, low flush W.C., pedestal wash basin with mixer tap and panel bath with mixer tap and mains fed shower over with black shower screen, finished with wet wall panelling.



OUTSIDE
To the front is a lawned garden with mature planting, paved steps to the entrance door and a tarmac driveway providing off road parking leading down the side of the property. To the rear is a paved patio area, ideal for outdoor dining and entertaining, along with a timber garden shed and a mature sloping garden with timber fencing and stone walling.



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.