Richard Kendall Estate Agent

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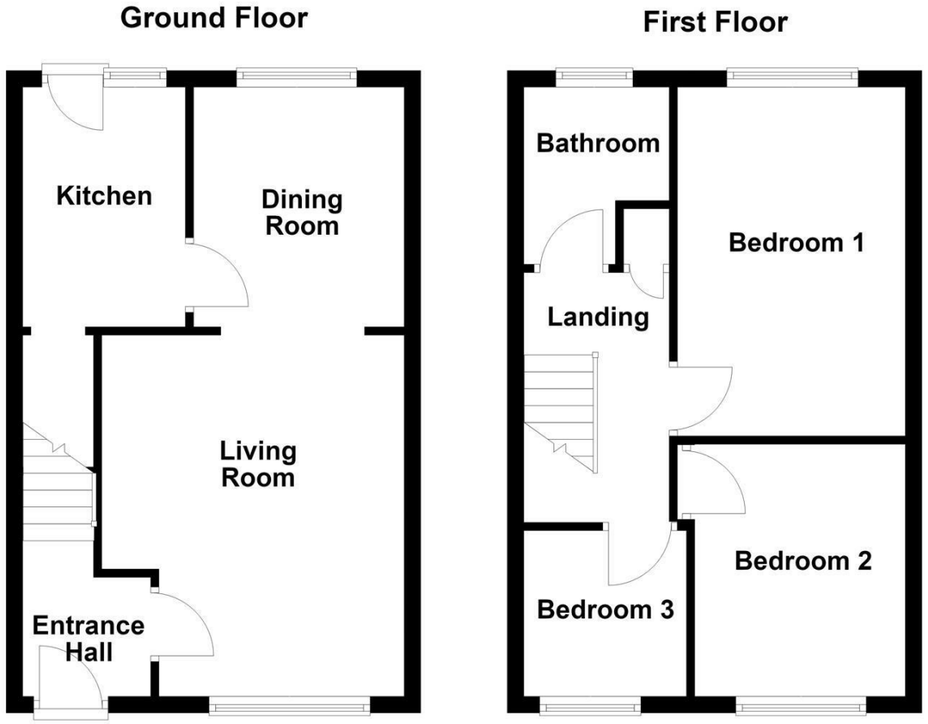

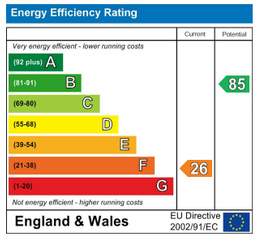

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



37 Elmwood Drive, Walton, Wakefield, WF2 6LW

For Sale Freehold Offers Over £200,000

Offered for sale with no onward chain and situated within the highly sought after village of Walton, is this superbly presented three bedroom mid terrace property. Boasting well proportioned accommodation throughout, three good sized bedrooms, ample reception space, attractive gardens, off road parking and a garage, this wonderful home is ideally suited to first time buyers, professional couples and growing families.

The accommodation briefly comprises an entrance hall with stairs to the first floor landing and a door leading into the living room, which in turn provides access to the separate dining room and fitted kitchen. The kitchen benefits from a useful understairs storage/utility area and access to the rear garden. To the first floor, the landing provides access to three well proportioned bedrooms, the house bathroom, a storage cupboard and a boarded loft accessed via a pull down ladder. Externally, the property enjoys a low maintenance front garden with pebbled beds and a block paved pathway, enclosed by a combination of walls, timber fencing and iron railings with gated access. The property also benefits from a single garage with an up and over door and tarmacadam off road parking for one vehicle. To the rear is an attractive enclosed garden incorporating a lawn, mature shrubbery and a block paved patio seating area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing with gated access to the rear, providing an ideal environment for children and pets.

Walton remains a highly desirable residential location, offering a wonderful village setting with local shops, schools and well regarded public houses. Regular bus services operate nearby, whilst Sandal & Agbrigg railway station and the mainline railway stations within Wakefield city centre provide convenient connections to Leeds, Manchester and London. The M1 and M62 motorway networks are also readily accessible for those commuting further afield. The surrounding area offers an abundance of scenic walks and picturesque countryside, with Sandal Castle, Newmillerdam and Pugneys Country Park all within easy reach.

Combining generous accommodation, attractive outdoor space and a desirable village location, this delightful home presents an excellent opportunity for a range of prospective purchasers. Only a full internal inspection will truly reveal all that this fantastic home has to offer and an early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
5'0" x 4'5" (1.53m x 1.35m)
Composite front entrance door leading into the entrance hall. Coving to the ceiling and central heating radiator. Door leading into the living room. Staircase providing access to the first floor landing.

LIVING ROOM
14'4" x 12'1" (4.37m x 3.70m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling, decorative ceiling rose and central heating radiator. Opening through into the dining room.



DINING ROOM
9'6" x 8'4" (2.90m x 2.55m)
UPVC double glazed window overlooking the rear elevation. Coving to the ceiling, decorative ceiling rose and central heating radiator. Opening through into the kitchen.



KITCHEN
9'6" x 6'4" (2.90m x 1.95m)
UPVC double glazed window overlooking the rear elevation. Frosted UPVC double glazed door providing access to the rear garden. Fitted with a range of modern Shaker style wall and base units with laminate work surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap. Tiled splashbacks. Four ring electric hob with stainless steel extractor hood above and integrated oven. Space and plumbing for a washing machine. Access to useful understairs storage and utility area.

FIRST FLOOR LANDING
9'5" x 6'4" (2.88m x 1.95m)
Loft access and fitted storage cupboard. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
13'11" x 8'11" (4.25m x 2.73m)
UPVC double glazed window overlooking the rear elevation. Coving to the ceiling and central heating radiator.



BEDROOM TWO
10'0" x 8'6" (3.05m x 2.60m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling and central heating radiator.



BEDROOM THREE
6'11" x 6'4" (2.11m x 1.95m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling and central heating radiator.

BATHROOM
6'11" x 5'11" (2.13m x 1.82m)
Frosted UPVC double glazed window overlooking the front elevation. Fitted with a panelled bath with mixer tap, shower attachment and full height tiling. Chrome ladder style heated towel radiator.



OUTSIDE
To the front is a low maintenance garden incorporating pebbled areas and a block paved pathway leading to the entrance door. The garden is enclosed by walling, wrought iron fencing and timber fencing, with a wrought iron gate providing access. To the rear is a mainly lawned garden with mature shrubbery. A block paved pathway and patio area provide space for outdoor dining and entertaining, fully enclosed by timber fencing. There is a single mid-terrace garage with up and over door and off road parking for one vehicle is positioned in front of the garage.





COUNCIL TAX BAND
The council tax band for this property is B.

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.