CHERRY TREE CRESCENT
WALTON
WAKEFIELD
WF2 6LQ

***THIS PROPERTY WILL BE OFFERED FOR SALE BY AUCTION ON THE 17th of OCTOBER at the Cedar Court Hotel in WAKEFIELD, WF4 3QZ. REGISTRATION FROM 6.30PM, AUCTION STARTS AT 7PM***

A SUPERB OPPORTUNITY TO ACQUIRE A DETACHED, TRUE BUNGALOW WITH FABULOUS PLOT LOCATED ON THE EDGE OF A PRIVATE CUL-DE-SAC SETTING IN WALTON. SITUATED A SHORT DISTANCE FROM MAINS BUS ROUTES, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. FINISHED TO A HIGH SPECIFICATION INTERNALLY AND BOASTING A GENEROUS CORNER PLOT, THE GARDENS HAVE BEEN CONSIDERED AS A DEVELOPMENT OPPORTUNITY OR FOR EXTENSION. PRICED TO SELL AND WITH NO ONWARD CHAIN. The property briefly comprises of porch, entrance hall, living room, open-plan dining kitchen, three bedrooms and the house shower room internally. Externally there is a block paved driveway leading to a detached garage and providing off street parking. There is a garden to rear with lawn, block paving and flagged patio and a superb lawned garden to the side which aforementioned has been considered as a development opportunity. Early viewings are advised to truly appreciate the combination of a superb true bungalow on a fantastic sized plot. Plans have been drawn by the current owners. For further information please contact the office on 01924 361631. EPC rating is D.

This property is available by the Yorkshire Property Auction powered by iam-sold Ltd
By Auction £185,000 — www.simonblyth.co.uk
ENTRANCE PORCH
8'5" x 3'5" (2.57m x 1.04m)
Enter into the property through a double glazed pvc door into the entrance porch with high quality oak effect laminate flooring. There are double glazed windows with obscure glass to the front and side elevations, a wall light point and a double glazed pvc door leads into the entrance hall.

ENTRANCE HALL
The entrance hall provides access to the living room, dining kitchen, bedroom accommodation and shower room. There is decorative coving to the ceilings, a radiator, two ceiling light points. The high quality oak effect laminate flooring continues through from the entrance porch and there is a pantry and airing cupboard and access to the loft space via a loft hatch.

LIVING ROOM
11'7" x 7'8" (3.53m x 2.34m)
The living room features a large double glazed pvc window to the front elevation. There is decorative coving to the ceilings, a ceiling light point. The high quality flooring continues through from the entrance hall and there is a radiator.
DINING KITCHEN
17'5" x 8'9" (5.31m x 2.67m)

The dining kitchen features a range of fitted wall and base units with high gloss cupboard fronts, complementary work surfaces over which incorporates a ceramic sink and drain unit with chrome mixer tap. There is space for a gas cooker with a built in cooker hood over. There is plumbing for a washing machine, under unit lighting, a plinth heater and glazed display cabinets. The kitchen area opens to the dining area, there are two ceiling light points, decorative coving to the ceilings, a radiator and a vertical column radiator and there are double glazed french doors which lead to the rear gardens.
**BEDROOM ONE**

10'6" x 11'7" (3.20m x 3.53m)

Bedroom one is a double bedroom with ample space for freestanding furniture. There is a large double glazed picture window to the side elevation which offers a pleasant outlook onto the property's gardens. There is a vertical column radiator, decorative coving to the ceilings and a ceiling light point.

![Bedroom One Image](image1.jpg)

**BEDROOM TWO**

10'6" x 8'10" (3.20m x 2.69m)

Bedroom two is a double bedroom with ample space for freestanding furniture. There is a large double glazed picture window to the front elevation, a radiator, ceiling light point and decorative coving to the ceilings.

![Bedroom Two Image](image2.jpg)

**BEDROOM THREE**

10'7" into recess 6'6" (3.23m into recess 1.98m)

Bedroom three is a versatile room which is currently utilised as a studio/office. There is a double glazed window to the rear elevation, a ceiling light point, decorative coving and a radiator.

![Bedroom Three Image](image3.jpg)
**HOUSE SHOWER ROOM**

5'4" x 6'4" (1.63m x 1.93m)

The high quality house shower room features a three piece suite comprising of a quadrant style shower cubicle with thermostatic shower, a low level w.c with hidden system and push button flush and a wash hand basin set upon a vanity unit with chrome mixer tap. There is tiled walls, tiled flooring, a panelled ceiling with inset spotlighting and extractor fan, double glazed window with obscure glass to the front elevation and a chrome ladder style radiator.

**EXTERNAL FRONT**

Externally to the front the property benefits from a block paved driveway, which provides off street parking for multiple vehicles. There is a lawned area to the front of the property with a gateway which provides access to the side and rear gardens.

**GARAGE**

11'3" x 26' (3.43m x 7.92m)

At the head of the driveway there is a detached garage with up and over door. There is lighting and power, a single glazed window to the side and a pedestrian access door which leads to the rear gardens.
REAR AND SIDE EXTERNAL
Externally to the rear the property benefits from a block paved patio area, an ideal space for al fresco dining and barbequing. There is a generous proportioned side garden which is laid predominantly to lawn with an additional off street parking space, a flagged patio, flower and shrubbed beds, hard standing for a garden shed and hard standing for a greenhouse and the gardens are enclosed with part fenced and part hedged boundaries. Please note this side garden has been considered as a potential building plot, planning permission has not been submitted but please contact the office for further details.
ADDITIONAL INFORMATION
This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000 including VAT 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000 including VAT which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Yorkshire Property Auction powered by IAM Sold. Reservation Fee is in addition to the final negotiated selling price.

VIEWING
For an appointment to view, please contact 01924 361 613

BOUNDARY OWNERSHIP
The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS
If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Simon Blyth for themselves and for the vendors or lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1 There is a six inch measurement tolerance, or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2 None of the main services, i.e gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE- FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST
Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE
Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independant mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK
Monday to Friday - 8:45 am to 5:30 pm
Saturday - 9:00 am - 4:00 pm
Sunday - 11:00 am - 3:00 pm

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