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 an fantastic sized plot. Plans have been drawn by the current vendor. For further information please contact the office on 01924 361631. EPC rating is D.

Offers Around £235,000
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 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 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.
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 alfresco 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.
VIEWING
For an appointment to view, please contact the Wakefield Office on 01924 361631

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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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

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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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