



**3 Bed
Bungalow - Detached
located in Walton**

19 Cherry Tree Crescent
Walton
Wakefield
WF2 6LQ



Asking price £325,000

Nestled in the tranquil cul-de-sac of Cherry Tree Crescent in Walton, Wakefield, this charming detached bungalow offers a delightful blend of comfort and convenience. Spanning an impressive 772 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout. The bungalow also boasts a well-appointed bathroom, ensuring all essential amenities are readily available.

One of the standout features of this property is its private garden, which offers a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The double width driveway provides ample parking for multiple vehicles, adding to the convenience of this lovely home.

With its peaceful location and practical layout, this bungalow is a rare find in the market. Whether you are looking to downsize or seeking a family home, Cherry Tree Crescent presents an excellent opportunity to enjoy comfortable living in a desirable area. Do not miss the chance to make this delightful property your own.

Entrance Hall

A welcoming entrance hall featuring a composite front door with frosted glass panels, wood-effect flooring and neutral painted walls that create a bright and airy first impression.

Lounge/Diner

20'10" max x 11'7"

The lounge/diner is a spacious and inviting room with carpeted flooring and light neutral walls. It benefits from a large window that fills the space with natural light. A fireplace with a decorative surround forms a focal point, while two glazed doors create a smooth flow into the kitchen and hallway. The dining space comfortably seats a table and chairs with sliding patio doors through to the sunroom.

Kitchen

12'2" max x 8'10"

The kitchen is fitted with cream high-gloss cabinets and light countertops, contrasted by a colourful tiled splashback. It features built-in appliances including an oven and microwave stack, an electric hob with extractor above, a washing machine and a stainless steel sink positioned under a window overlooking the garden. The kitchen connects through to the sun room and the entrance hall, providing an accessible and practical workspace.

Sun Room

13'3" x 5'5"

The sun room is a bright and cosy space with large windows running the length of the room, allowing plenty of natural light and views over the garden. Light wood flooring and white paneled walls contribute to its airy feel, making it an ideal spot for relaxing or enjoying morning coffee.

Bedroom 1

11'7" x 10'9"

The main bedroom features a large suspended bay window overlooking the garden, filling the room with natural light. It is carpeted with neutral tones and thoughtfully decorated.

Bedroom 2

10'9" x 8'11"

A second double bedroom, carpeted and neutrally decorated, benefits from a large window looking out onto the side of the property.

Bedroom 3

8'6" x 6'8"

The third bedroom has wood effect flooring and overlooks the rear garden.

Bathroom

6'3" x 5'4"

The bathroom is modern with a contemporary suite including a bathtub with shower, a wall-hung basin vanity unit, and a close-coupled toilet. The walls are tiled in complementary grey tones, UPVC ceiling with spotlights and a small frosted window allows natural light while maintaining privacy.



Rear Garden

The rear garden is tiered with a paved seating area closest to the bungalow, leading up to raised flowerbeds bordered by stone walls. Mature trees and shrubs provide a private and peaceful outdoor space. The garden also features a summerhouse, adding a charming and versatile retreat at the top of the garden.

Front Exterior

The bungalow has a traditional single-storey brick exterior with a pitched tiled roof. The front garden is mainly laid to lawn with a driveway providing off-road parking. Large front windows and a central front door offer a welcoming entrance to the property.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of





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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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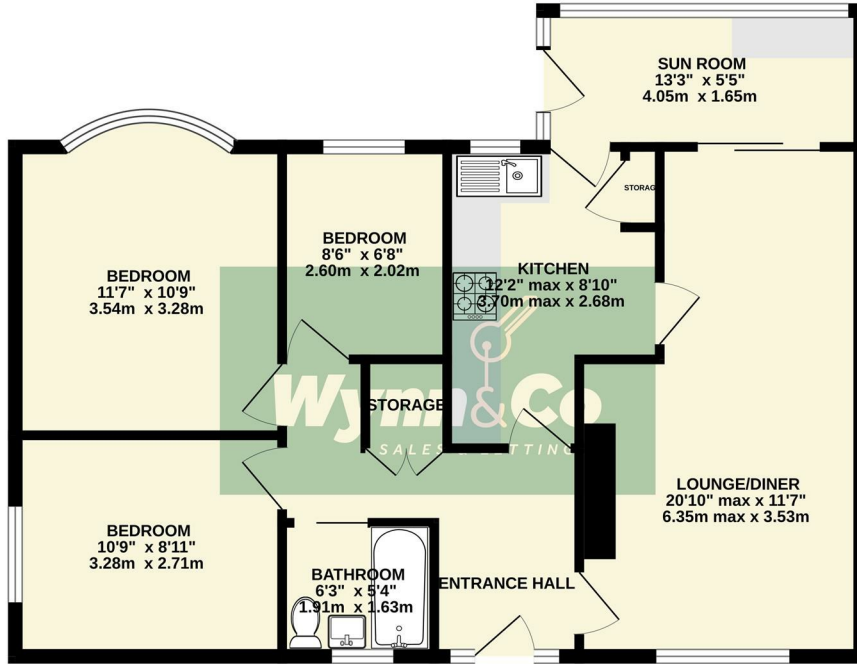




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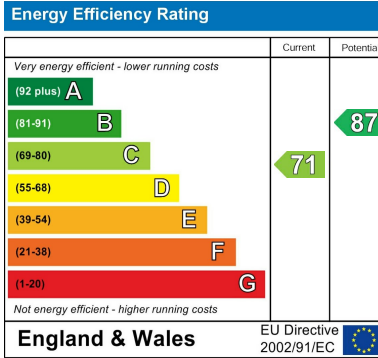
GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



THREE BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA - 772 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

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