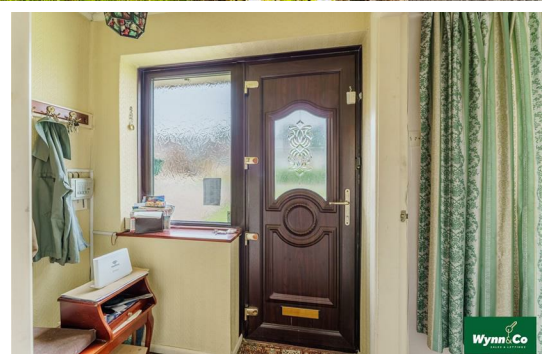




3 Bed  
Bungalow - Semi Detached  
located in Walton



15 Cherry Tree Road  
Walton  
Wakefield  
WF2 6LJ



Asking price £220,000

\*\*\* FANTASTIC GARDEN \*\*\* Wynn & Co Sales and Lettings are delighted to offer for sale this spacious three bedroom semi detached bungalow offering so much potential with good sized gardens.

Situated in a popular village of Walton which plays host to a range of amenities including shops and schools. There is good access to the motorway network and bus routes travelling to and from Wakefield city centre. Waterton Park Hotel and the country club are nearby with plenty of spots for walking.

The accommodation briefly comprises:- entrance hall, spacious living room which is large enough to also double up with dining space, kitchen, inner hall with shower off, three bedrooms and bathroom. The third bedroom is located off the kitchen and could be used as a study or a breakfast room. There is also a part converted loft room with window and heating (no permanent staircase access).

Externally the bungalow has good sized lawned gardens, the rear being a particularly good size with a patio, driveway and garage.

The bungalow also benefits from owned solar panels.

### Entrance Hall

UPVC double glazed front door opens into a hallway with central heating radiator and UPVC double glazed front window.

### Living Room

20'8" x 11'10"

Spacious room, large enough to double up as living and dining, with a large treble glazed UPVC window to the front aspect. Living flame effect gas fire with central heating back boiler, central heating radiator and coving to the ceiling.

### Kitchen

9'1" x 9'1"

Fitted with a range of units to both high and low levels complimented with laminate worktops and tiled walls. Inset stainless steel sink unit with mixer tap, four ring electric hob with extractor hood over and separate oven. Plumbing for washer, space for fridge freezer and useful storage cupboard. UPVC double glazed window to the side aspect and doorway to what was the third bedroom, but now used as an office.

### Inner Hall

Inner hall with doors off to all rooms but the kitchen. Loft access with pull down loft ladder.

### Shower

Previously a storage cupboard but converted to a shower cubicle with electric shower and extractor fan.

### Bedroom Three / Dining Room

9'1" x 7'5"

Located off the kitchen now having an internal access. and used as an office. Central heating radiator and UPVC double glazed side window. Door from kitchen side could be blocked back up to use as a separate room / bedroom again or potential to knock out completely to open up to kitchen for larger open plan room.

### Bedroom One

12'11" x 10'5"

Large double bedroom with fitted wardrobes and central heating radiator under UPVC triple glazed window to the rear aspect.

### Bedroom Two

10'6" x 8'10"

Double bedroom and currently used as a dining room with central heating radiator and UPVC double glazed French doors opening onto the rear garden.

### Bathroom

Furnished with a three piece suite comprising a modern panelled rectangular bath with electric shower over, low level WC and pedestal wash hand basin. Tiling to walls, central heating radiator and UPVC double glazed side window.

### Attic Room

Boarded occasional use room with central heating radiator and gable window. Potential to put a permanent staircase in.



### Exterior

Open plan lawned front garden with a block paved driveway leading to a single garage and matching pathway to the front door. Gated access from the driveway to a good sized rear garden split into two lawned sections with mature planted area and a flagged patio to the rear of the garage,

### Solar Panels

Owned solar panels on the front of the bungalow. The vendor has advised last year he made £700 along with vastly reduced energy bills.



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 particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the





property.

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

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WYNNSALESANDLETTINGS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





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GROUND FLOOR  
769 sq ft. (71.5 sq.m.) approx.

1ST FLOOR  
151 sq ft. (14.0 sq.m.) approx.



THREE BEDROOM SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA: 921 sq ft. (85.5 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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#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 54      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

#### DIRECTIONS

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