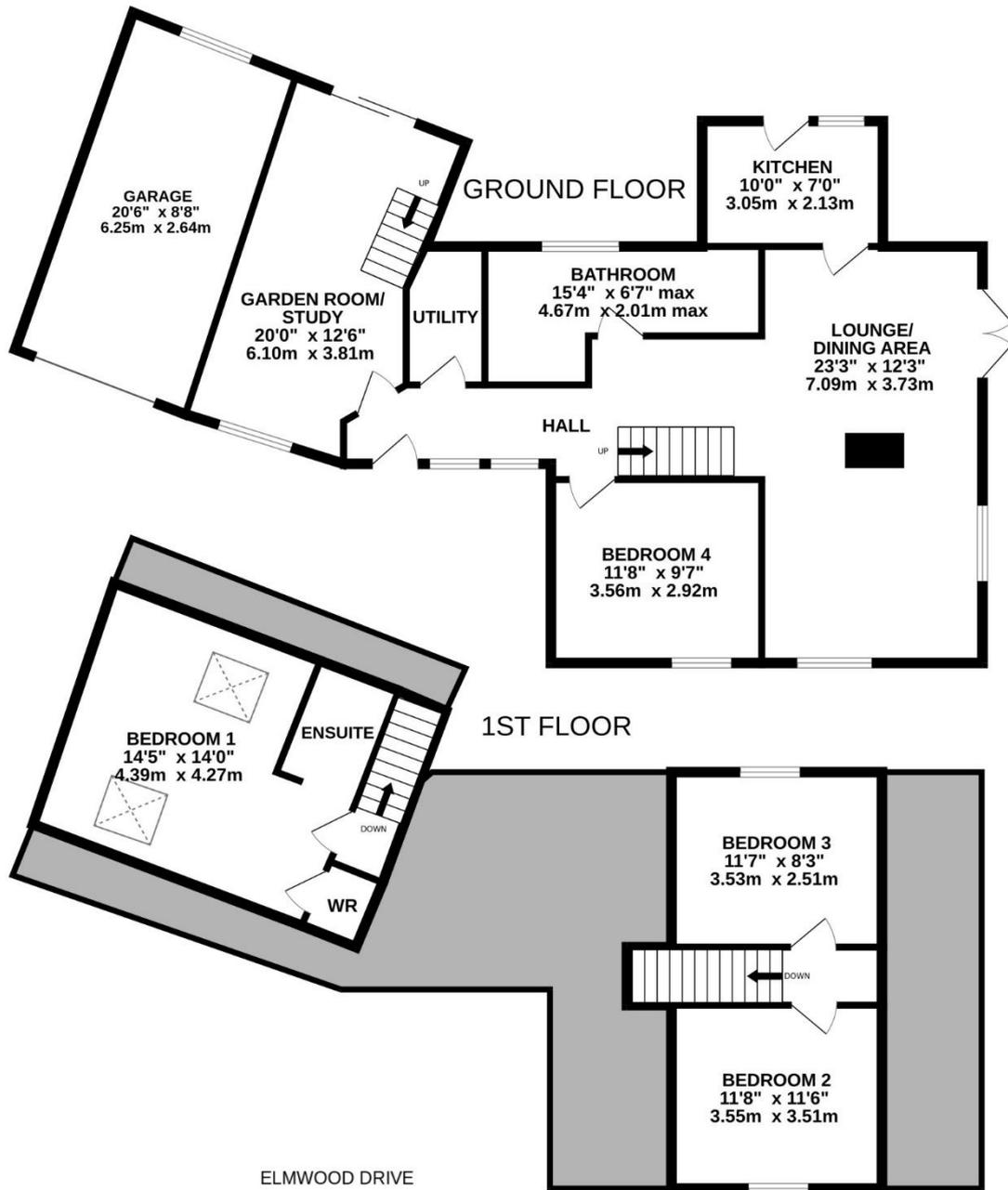




**15 Elmwood Drive, Walton, WF2 6LW**

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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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15 Elmwood Drive, Walton, WF2 6LW





## PROPERTY DESCRIPTION

A REMARKABLE FOUR BEDROOMED DETACHED HOME ON A LOVELY CORNER PLOT, THIS UNIQUE HOME HAS BEEN TASTEFULLY EXTENDED AND UPGRADED OVER THE YEARS TO CREATE A SUBSTANTIAL INTERESTING HOME WITH A HUGE AMOUNT OF FLEXIBILITY ON ITS SPACE. WITH AN ACCOMMODATION THAT IS SURE TO PLEASE AND A GARDEN THAT IS PARTICULARLY PLEASING AND MATURE, THIS HOME SITS IN A LOVELY LOCATION AND IS VERY WELL PRESENTED. IT BRIEFLY COMPRISES, ENTRANCE HALL, LIVING DINING ROOM WITH BURNING STOVE, GLAZED DOORS AND WINDOWS GIVE DELIGHTFUL VIEWS OUT OVER THE GARDENS. THE ADJOINING KITCHEN IS SUPERBLY APPOINTED WITH INTEGRATED APPLIANCES AND HIGH SPECIFICATION UNITS, SECOND SITTING ROOM/GARDEN ROOM/HOME OFFICE, UTILITY ROOM, FOUR BEDROOMS ONE OF WHICH IS ON THE GROUND FLOOR GIVING A GREAT DEAL OF FLEXIBILITY, LUXURY HOUSE BATHROOM ON THE GROUND FLOOR, THREE BEDROOMS TO THE FIRST FLOOR VIA TWO STAIRCASES, BEDROOM ONE WITH EN-SUITE W.C AND WASH HAND BASIN. THE HOME THAT IS IN A LOVELY VILLAGE LOCATION, SUPERB CORNER PLOT AND BEING WELL PRESENTED THROUGHOUT.

**Offers Around £390,000**

## GROUND FLOOR

### ENTRANCE

High quality entrance door with glazing to either side gives a large amount of natural light and access through to the entrance hallway.

### ENTRANCE HALLWAY

The entrance hallway is of a particularly good size in terms of length and has attractive flooring, two ceiling light points, coving to the ceiling, concealed central heating radiator and further window giving a pleasant outlook to the front.



## LIVING DINING KITCHEN

*Measurements – 23'3" x 12'3" (7.09m x 3.73m)*

A broad opening leads through to the living dining kitchen, whilst ever the kitchen has a separate door the space is generally speaking a through space as the photographs demonstrate. The living area has windows to two sides overlooking the property's delightful mature gardens. The room is decorated to a high standard and has four wall light points, coving to the ceiling and a feature chimney breast with a stone fireplace and raised stone flagged hearth and all being home for a multi fuel burning cast iron stove with a glazed door. The dining area is of a good size and is similarly decorated, this has two wall light points and twin glazed doors out to the delightful side gardens.





## KITCHEN

Measurements –10'0" x7'0" (3.05m x 2.13m)

As the photographs suggest, the kitchen is well appointed and has attractive flooring, a good-sized window, stylish external door giving access out to the rear gardens. The units are to be found at both the high and low level and have a large number of working surfaces, attractive tiled splashbacks, display shelving, glazed display cabinet, integrated double oven, integrated induction hob with extractor fan over. There is a stylish stainless-steel sink with stylish mixer tap over, integrated fridge and freezer, and the kitchen also has an integrated dishwasher.





**SECOND SITTING ROOM/GARDEN ROOM/HOME OFFICE**

*Measurements – 20'0" x 12'6" (6.10m x 3.81m)*

This perhaps is best demonstrated by a combination of the floor layout plan and photographs; it has a window to the front/driveway side and patio doors giving immediate access out to the rear gardens. It is a good-sized space with attractive flooring, two ceiling light points and coving to the ceiling.





### UTILITY ROOM

With good sized work surface, stainless steel sink unit with working surface over, cupboards at both the high and low level, plumbing for an automatic washing machine, the room has ceramic tiling where appropriate and an extractor fan. Also on this level is bedroom four.

## BEDROOM FOUR

Measurements – 11'8" x 9'7" (3.56m x 2.92m)

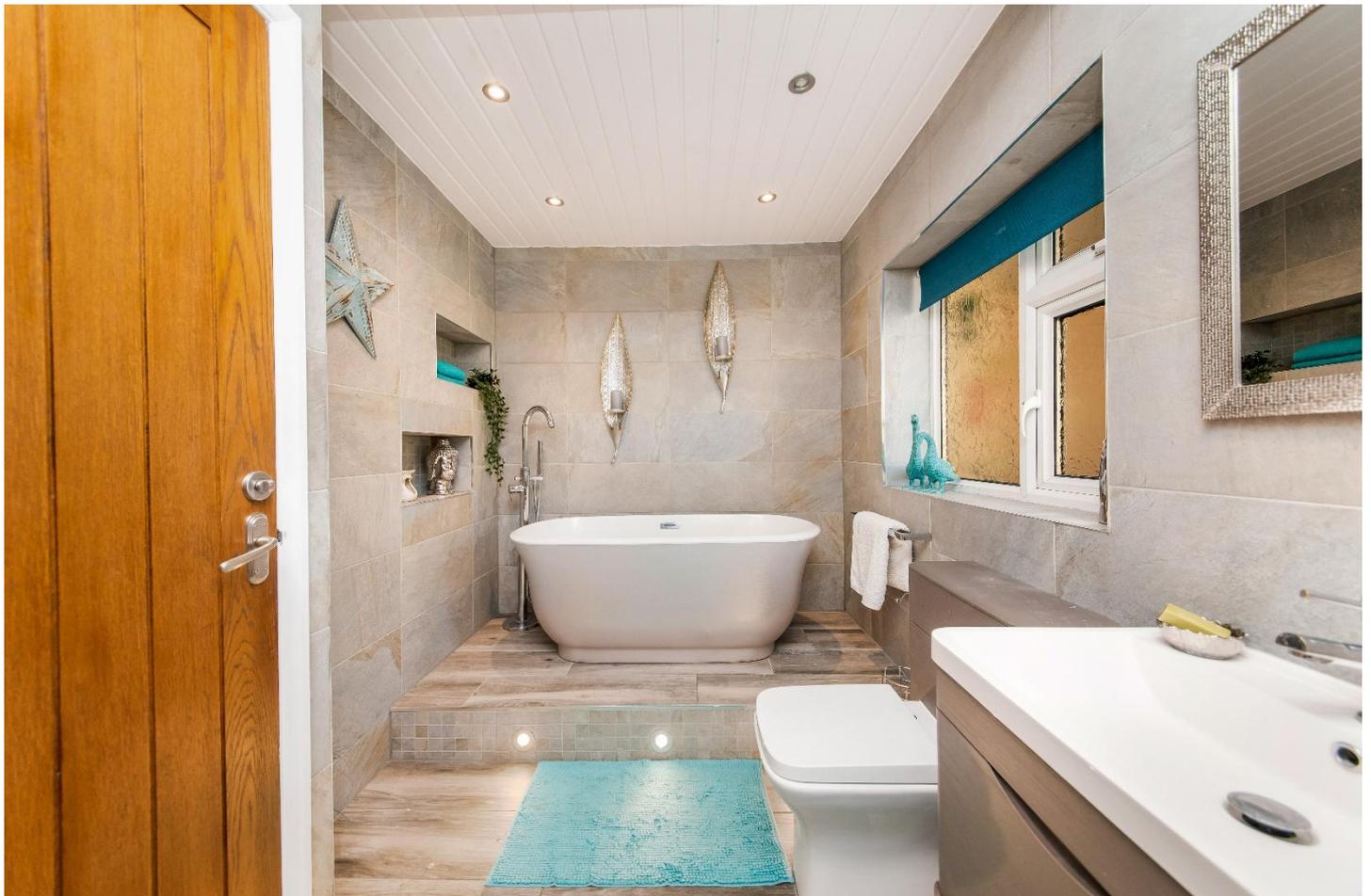
Bedroom four is a good-sized versatile room, it has a lovely view out over the property gardens, coving to the ceiling, is decorated to a high standard and has two wall light points.



## BATHROOM

*Measurements – 15'4" x 6'7" (4.67m x 2.01m)*

The property's bathroom has been superbly upgraded in recent times, and has a four piece suite that comprises of a superb shower with full open access, ceramic tiling and high quality fittings, vanity unit with stylish wash hand basin and storage drawers below and mixer tap above, low level W.C and stylish elevated bath with stand alone chrome mixer tap including additional microphone style shower head, all has attractive ceramic tiled flooring, ceramic tiling to the full ceiling height, beam on display, inset spotlighting and stylish vertical central heating radiator.





## SECONDARY STAIRCASE

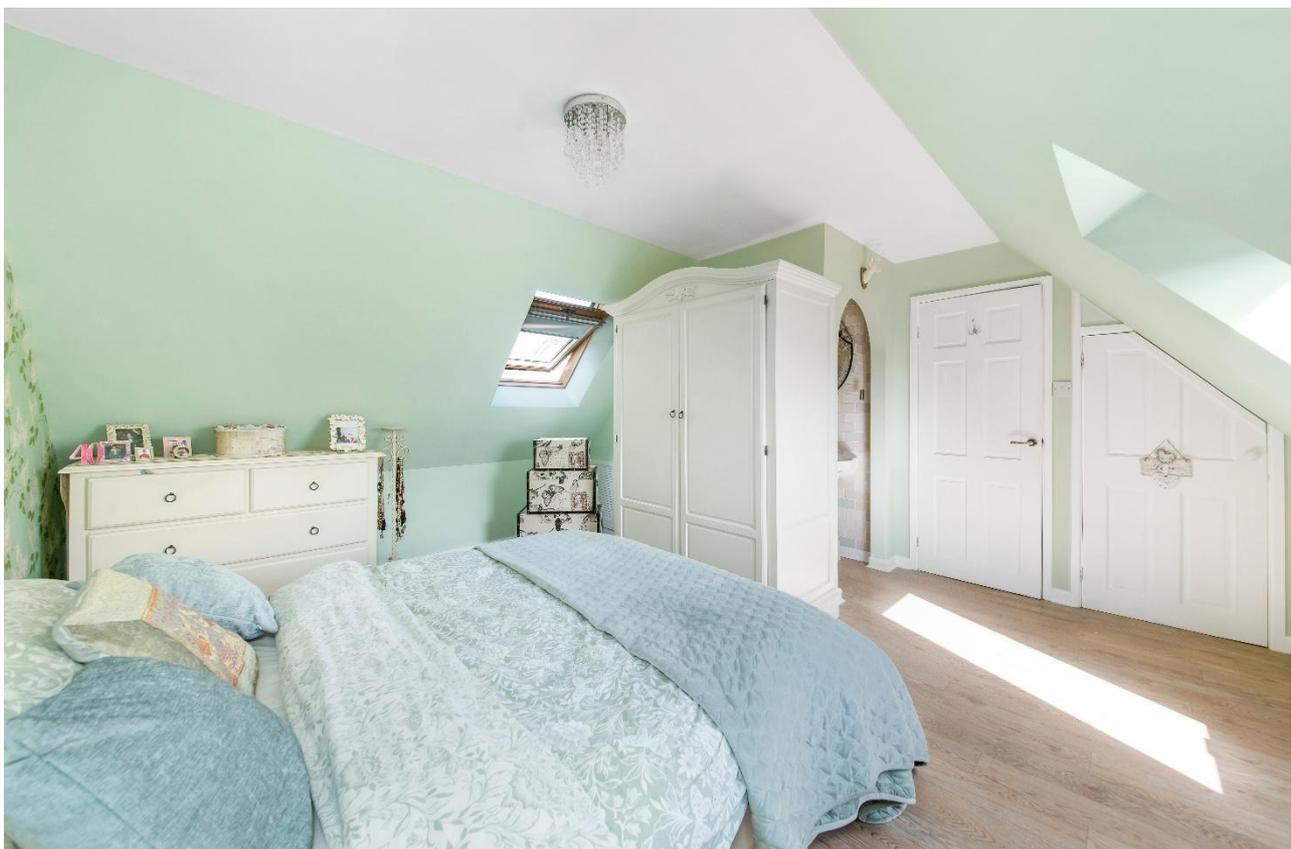
A secondary staircase rises up to a landing area that gives access to bedroom one.



## BEDROOM ONE

Measurements - 14'5" x 14'0" (4.39m x 4.27m)

Bedroom one is a delightful double room with twin Velux windows, central chandelier point, good sized storage cupboard, and en-suite.



### **BEDROOM ONE W.C.**

Fitted with low level W.C, pedestal wash hand basin, and stylish ceramic tiles to the full ceiling height, the en-suite also has display shelving.



## BEDROOM TWO

Measurements – 11'8" x 11'6" (3.55m max x 3.51m)

Off the principal staircase access is gained to bedroom two. A good-sized double room with a pleasant view out to the front with beam on display and inset spotlighting.



## BEDROOM THREE

Measurements –  
11'8" x 8'3" (3.53m x 2.51m)

A pleasant guest bedroom with a lovely view out over the property's rear gardens.



## OUTSIDE

The property occupies a much larger than first thought corner plot. It is a delightful mature corner plot, there is a brick set driveway providing parking for at least three vehicles with adjoining pebbled area giving additional flexible space. There is an integral garage.





### INTEGRAL GARAGE

20'6" x 8'8"  
(6.25m x 2.64m)

This garage has twin timber doors, window to the rear and personal door through to the property's accommodation.



## REAR AND SIDE GARDEN

This could be considered suitable for motorhome/caravan or additional parking. It is enclosed with gates to the front and rear and has a concreted surface. To the rear there are delightful lawned gardens with mature shrubbery and trees, superb patio space/deck which enjoys a huge amount of sunshine and is particularly well presented and has mature shrubs as previously described. Once again, have many features. There is a good-sized lawn, attractive brick set pathways and a superb pond with attractive pebbled pathway leading to a decked gazebo overlooking the pond with water feature and beyond. The gardens truly must be seen to be truly appreciated and understood.



## **ADDITIONAL INFORMATION**

With gas fired central heating, UPVC double glazing, external power points and external lighting. The home is fitted with an alarm system.

Carpets, curtains and certain other extras may be available via separate negotiation.

EPC rating - D

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – D

## **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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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

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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.

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## **OFFICE OPENING TIME**

### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 04/03/2026

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PROPERTY VIEWING NOTES

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PROPERTY VIEWING NOTES



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