



Priory Square, Walton

Wakefield, WF2 6NZ

Asking Price:
£179,950

Holroyd Miller have pleasure in offering to market this delightful two bedroomed grade 11 listed character end Cottage property situated in the heart of Walton village. This property is an ideal opportunity for the young or retiring couples like, close to local amenities and Wakefield city centre, and the M1 motorway having great commuter links. The property briefly comprises; open plan kitchen and living room area with multi fuel burner sitting in an open fireplace, with a range of kitchen units, double glazing and composite entrance door, spiral staircase leads to the first floor which has two bedrooms both with built in storage, having beamed ceilings maintaining a tremendous amount of character, also to the first floor, house bathroom with white suite, bath with shower over. Externally the property sits in a courtyard position with an outside sitting area, two block paved car parking spaces, lawn area with planting to the side. Located within easy reach of stunning open countryside with numerous walks to neighbouring villages. NO CHAIN



Living Room/Kitchen 15'5" x 17'9" (4.7m x 5.4m).

A large kitchen and living room space entered from the front of the property via composite entrance door. The living room benefits from dual aspect double glazed windows, exposed beams to the ceiling adds character which also features an open fireplace with multi fuel burner. The kitchen area features a range of timber units, composite sink and mixer, oven and hob.

Open Spiral Staircase leads to First Floor Landing

Bathroom 6'8" x 6'1" (2.03m x 1.85m).

Fully tiled walls and tiling to the floor, w/c, wash hand basin, panelled bath with shower over, chrome heated towel rail, beams to the ceiling.

Bedroom One 6'9" x 9'2" (2.06m x 2.8m).

With double glazed window, built in storage and exposed beams.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Bedroom Two 12'5" x 8'8" (3.78m x 2.64m).

Beams create a tremendous amount of character, double glazed window, double panel radiator.

External

To the front, stone pebbled seating area, block paved drive with parking for 2 cars, lawn area to the side with mature planting and trees.



Council Tax Band - C

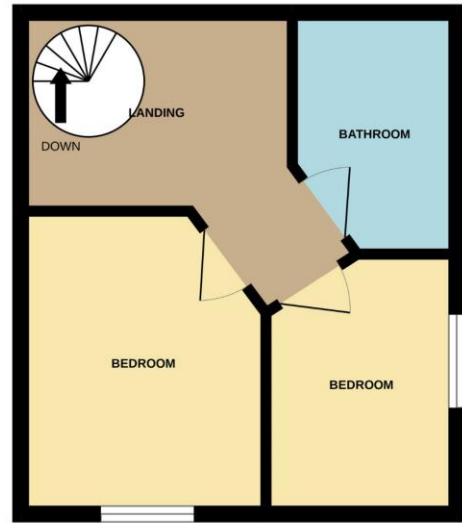
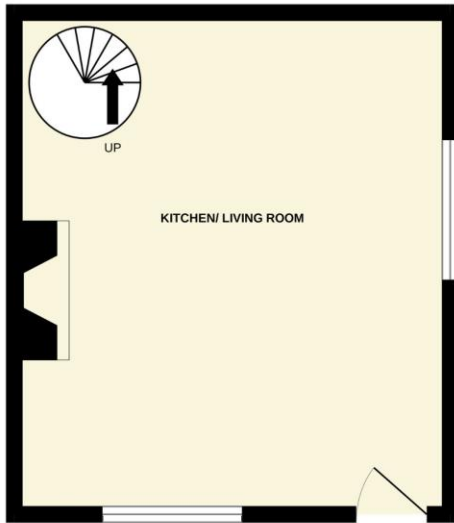
Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
265 sq.ft. (24.6 sq.m.) approx.

1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (50.0 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.
Made with Metropix ©2022

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

For additional information and full photo gallery please visit
www.holroydmiller.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract