

property details **approval form**

18 Waterton Gardens, Walton, Wakefield, West Yorkshire, WF2 6UH

Date: 29 May 2026

Property Ref and Version: WAK128169 - 0004

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Property Images
6. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in the region of £220,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018.

>> **key features**

- > Residential location
- > Well-presented throughout
- > Over 55s
- > Private Parking Space
- > Sought after location
- > No upper chain
- > EPC Rating: C

>> **short description**

A well presented Apartment for the over 55s situated within a popular and conveniently located residential development, offering comfortable and practical living space ideal for the professional retiree.

>> **long description**

A well presented Apartment for the over 55s situated within a popular and conveniently located residential development, offering comfortable and practical living space ideal for the professional retiree.

The property is entered via a welcoming communal hallway with access to staircase or Lift . On approaching the delightful apartment there is a generous internal hallway leading through to a bright and well proportioned open plan living room Kitchen Dining room providing an inviting space for everyday living , an array of integral built in appliances.

Doors lead to an alfresco balcony with views to the outdoor entrance . Furthermore, the first floor has a sense of security.

There are two excellent size bedrooms and a Jack and Jill bathroom as well as a good range of storage.

Externally, the property enjoys its private balcony as well as communal gardens.

A private parking space further enhances the practicality of this appealing home.

Waterton Gardens is well placed for local amenities, schools and transport links, with easy access to Wakefield city centre and surrounding areas, making it an excellent choice for commuters. additionally, the area has a welcoming community inside the

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block of appartmants and the community hub which is approxamtly 100m away from the library and caf that host nu,merous events such as : Nordic walking, wine tasting, knitting groups and many more.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

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>> **room description**

Kitchen

24' 5" max x 19' max (7.44m max x 5.79m max)

Bedroom One

17' 5" max x 9' 7" max (5.31m max x 2.92m max)

En Suite

Bedroom Two

12' 5" MAX x 9' 6" MAX (3.78m MAX x 2.90m MAX)

Bathroom

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>> property images



Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED
T 01924 381381 E Wakefield@williamhbrown.co.uk

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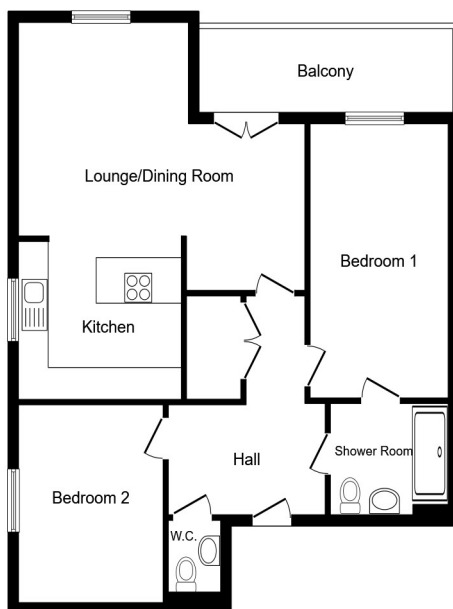
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>> floor plan



First Floor

Total floor area 77.2 m² (831 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
Dominique Hammond		
Mrs J. Carter		

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