



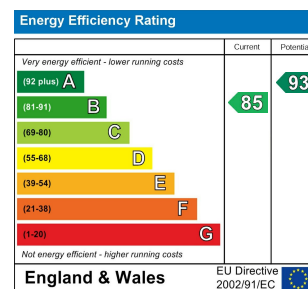
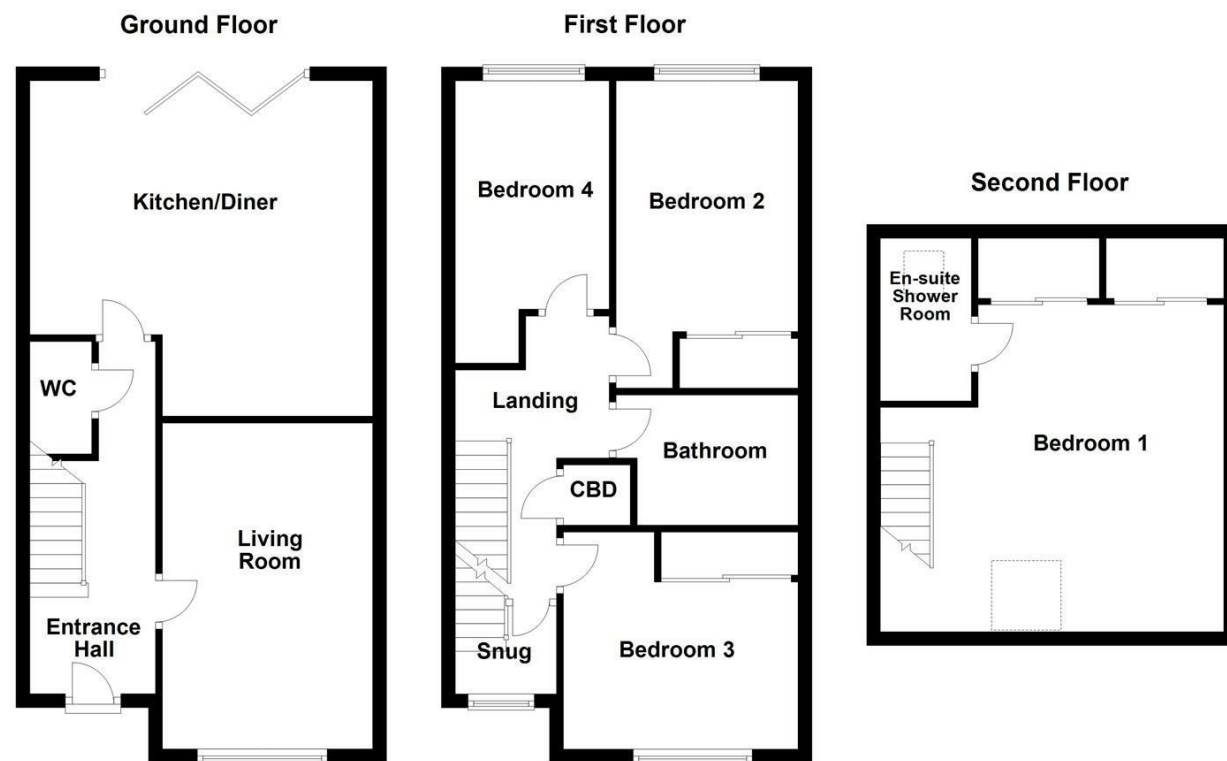
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



34 School Lane, Walton, Wakefield, WF2 6PQ

For Sale Freehold £385,000

Situated in the sought after village of Walton is this superbly appointed four bedroom detached family home boasting underfloor heating to the ground floor, Honeywell smart central heating system and enclosed rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner, downstairs w.c. and understairs storage. The first floor landing three bedrooms, the house bathroom/w.c. and snug, which provides stairs to bedroom one located on the second floor which benefits from en suite shower room/w.c. Outside to the front the garden is laid to lawn with pathway to the front door. Whilst to the rear, the garden is lawned with predominantly a stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing. To the side of the garden there is a block paved driveway providing off road parking leading to the single semi detached garage.

Situated in this popular part of Walton, the property is well placed for access to a range of amenities including local shops, schools, bus routes and good access to the motorway network for those wishing to commute further afield. It is also situated close by to Walton Park and Play Area providing a great location for families.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

LED ceiling spotlights, underfloor heating, stairs to the first floor landing and doors to the living room, kitchen/diner, downstairs w.c. and understairs storage.

LIVING ROOM

98" x 161" [2.97m x 4.91m]

UPVC double glazed anthracite window to the front and underfloor heating.



W.C.

211" x 52" [0.89m x 1.59m]

LED ceiling spotlights, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Underfloor heating.

KITCHEN/DINER

162" x 1411" [max] x 10'8" [min] [4.93m x 4.56m [max] x 3.26m [min]]

Range of modern wall and base units with marble work surface over, inset ceramic double sink with mixer tap and insinkerator waste disposal, tiled splash back, integrated AEG double oven with warming tray, five ring AEG induction hob with stainless steel extractor hood above. Integrated fridge/freezer, space and plumbing for a washing machine and tumble dryer, integrated AEG dishwasher, integrated wine cooler and Vaillant boiler is housed in here. Downlights under wall unit, kickboard heating, underfloor heating, LED ceiling spotlights and anthracite bi-folding doors leading out to the rear.

FIRST FLOOR LANDING

LED ceiling spotlights, Honeywell smart heating system, access to three bedrooms, house bathroom, store cupboard and snug.

BEDROOM TWO

13'10" x 7'11" [4.23m x 2.42m]

Anthracite double glazed window to the rear, central heating radiator, set of fitted wardrobes with sliding mirror doors.



BEDROOM THREE

9'6" x 10'11" [2.91m x 3.35m]

Anthracite double glazed window to the front, central heating radiator and set of sliding mirror fitted wardrobes.

BEDROOM FOUR

8'0" x 13'1" [max] x 10'5" [min] [2.45m x 4.01m [max] x 3.19m [min]]

Central heating radiator and anthracite double glazed window to the rear

BATHROOM/W.C.

7'11" x 6'0" [max] x 3'2" [min] [2.42m x 1.83m [max] x 0.98m [min]]

LED ceiling spotlights, extractor fan, chrome ladder style radiator, low flush w.c., ceramic wash basin built onto floating storage unit with mixer tap and panelled bath with mixer tap and overhead shower with glass shower screen. Half tiled.



SNUG

6'5" x 4'3" [1.96m x 1.32m]

Central heating radiator, anthracite double glazed window to the front and stairs leading to the second floor.

BEDROOM ONE

12'11" x 14'7" [max] x 9'2" [min] [3.94m x 4.46m [max] x 2.81m [min]]

Fitted wardrobes with sliding mirror doors, central heating radiator, Velux skylight and door leading to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'6" x 8'1" [1.38m x 2.48m]

Chrome ladder style radiator, Velux skylight, shaver socket point, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with overhead shower and glass shower screen. LED ceiling spotlights, extractor fan and half tiled.



OUTSIDE

To the front of the property the garden is laid to lawn with pebbled borders and paved pathway leading to the front door. To the rear the garden is lawned with predominantly a stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing. Beside the rear garden there is a block paved driveway providing off road parking leading to the single semi detached garage.



COUNCIL TAX BAND

The council tax band for this property is E.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.