



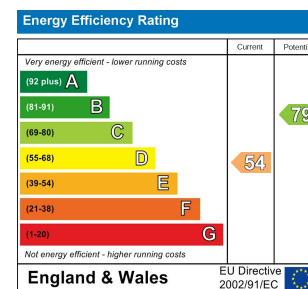
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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.



**159 Oakenshaw Lane, Walton, WF2 6NL**

**For Sale Freehold £350,000**

Situated in the sought after Walton area in Wakefield is this four bedroom end terrace property with accommodation spanning over three floors, the property benefits from four good size bedrooms including three doubles, ample reception space whilst being tastefully decorated throughout along with gardens to the front and rear.

The accommodation briefly comprises entrance vestibule, inner hallway, living room, dining room, kitchen with access to the cellar. To the first floor landing there is the main house bathroom, three bedrooms and to the second floor there is bedroom one with en suite shower room/w.c. To the front of the property the garden is mainly paved with slate and planted features, enclosed by hedge, walls and iron gate. To the rear, the garden is laid to lawn, however does incorporate some slate and planted borders, paved patio area and is fully enclosed by walls and timber fencing with a timber gate. Beyond the garden there is a pebbled driveway providing off road parking.

This property would make an ideal purchase for a range of buyers looking in the Walton area, as it is ideally located for those who enjoy idyllic walks, whilst still not being too far away from Wakefield city centre itself.

Only a full internal inspection will truly show what is on offer and an early viewing comes highly advised.



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**ACCOMMODATION**

**ENTRANCE VESTIBULE**

UPVC double glazed frosted front door leading into the entrance vestibule, coving to the ceiling, door to the inner hallway.

**INNER HALLWAY**

Stairs to the first floor landing, central heating radiator, coving to the ceiling, doors to the living room and dining room.

**LIVING ROOM**

12'1" x 14'9" max x 3'11" min [3.7m x 4.52m max x 1.2m min]  
UPVC double glazed bay window to the front with fitted shutters and window seat, central heating radiator, folding doors leading into the dining room, coving to the ceiling, multifuel burning stove with stone hearth and wooden mantle, alcove units to either side of the chimney breast with fitted storage cupboards.

**DINING ROOM**

13'11" x 12'10" [4.25m x 3.92m]  
Door to the kitchen breakfast room, UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, exposed brick chimney breast.



**KITCHEN BREAKFAST ROOM**

8'3" x 18'6" [2.54m x 5.66m]  
Access to the cellar, spotlighting to the ceiling, two UPVC double glazed windows, UPVC double glazed frosted door to the rear garden, a range of wall and base units with wooden work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, tiled splashback, integrated oven, integrated four ring induction hob with stainless steel extractor hood over, space and plumbing for a washing machine and slimline dishwasher, integrated fridge freezer, breakfast bar with wooden work surface over.



**FIRST FLOOR LANDING**

Access to a second floor landing. Doors to the house bathroom and three bedrooms.

**HOUSE BATHROOM/W.C.**

10'11" x 8'10" [3.33m x 2.7m]  
Frosted UPVC double glazed window to the rear. Chrome ladder style central heating radiator, spotlighting to the ceiling, low flush w.c., pedestal wash basin with mixer tap and a tiled splashback, bath with mixer tap and a double shower cubicle with mains fed overhead shower and shower head attachment with shower screen. Partially tiled, extractor fan to the ceiling.



**BEDROOM TWO**

10'5" x 14'0" max x 4'10" min [3.2m x 4.28m max x 1.49m min]  
UPVC double glazed window to the rear, central heating radiator, decorative cast iron fireplace.

**BEDROOM THREE**

9'7" x 12'10" max x 3'10" min [2.94m x 3.93m max x 1.19m min]  
Two UPVC double glazed windows to the front, decorative cast iron fireplace, central heating radiator, fitted wardrobe.



**BEDROOM FOUR**

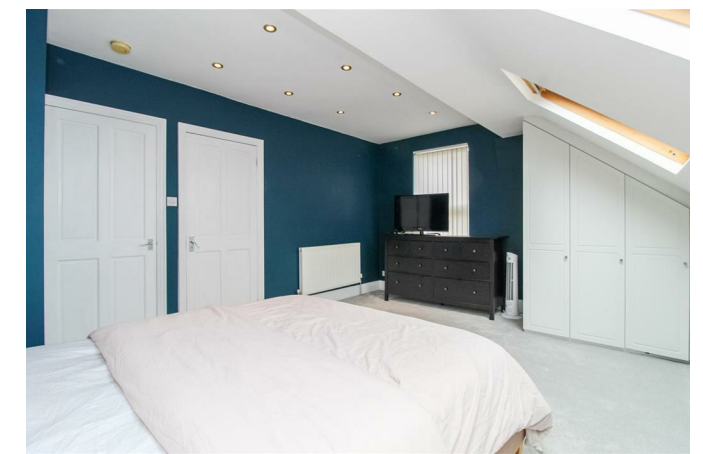
9'2" x 6'0" [2.8m x 1.84m]  
UPVC double glazed window to the front, central heating radiator.

**SECOND FLOOR LANDING**

Storage eaves, door leading to bedroom one.

**BEDROOM ONE**

16'1" x 12'0" max x 9'7" min [4.91m x 3.66m max x 2.93m min]  
Two Velux skylights, UPVC double glazed window to the side, central heating radiator, door providing access to the en suite shower room, spotlighting to the ceiling and a range of fitted wardrobes and storage units.



**EN SUITE SHOWER ROOM/W.C.**

5'0" x 9'6" [1.53m x 2.91m]  
Spotlighting to the ceiling, chrome ladder style central heating radiator, fitted storage unit, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splashback. Shower cubicle with electric shower head attachment with shower screen, of which is tiled.

**OUTSIDE**

A front buffer garden, which is mainly paved with some slate and planted features. Fully enclosed by walls and iron fencing, as well as hedging with an iron gate providing access to a paved pathway. To the rear, the garden itself is mainly laid to lawn incorporating some slate beds along with a paved patio area perfect for outdoor dining and entertaining fully enclosed by walls and timber fencing with a timber gate leading to the rear of the garden, of which is a pebbled driveway providing off road parking. Planted beds.



**COUNCIL TAX BAND**

The council tax band for this property is B

**EPC RATING**

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

**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.