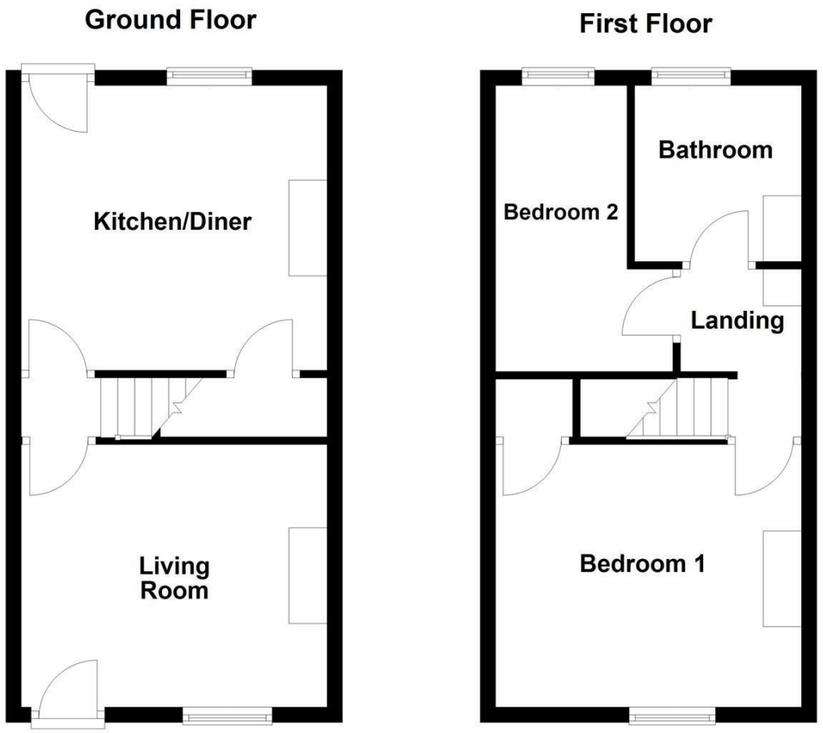
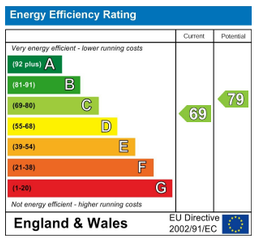




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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School Lane, Walton, Wakefield, WF2 6PQ

For Sale Freehold Offers Over £160,000

Situated in the sought after village of Walton, this unique opportunity is ideal for first-time buyers, downsizers, and small families alike. This well presented two bedroom mid-terrace home offers well proportioned accommodation throughout, including spacious reception areas, front and rear buffer gardens, and an allocated parking space. This is a property that must be viewed to be fully appreciated.

The accommodation briefly comprises a welcoming living room with access to the inner hallway. The hallway provides access to the first floor landing via a staircase, as well as the kitchen diner, which benefits from a large understairs storage cupboard and access to the rear garden. To the first floor are two good sized bedrooms and the house bathroom, with bedroom one also benefitting from useful over stairs storage. Externally, the property enjoys a front buffer garden, predominantly stone paved and complemented by mature shrubs and planted borders. To the rear is an enclosed garden featuring a concrete patio area, ideal for outdoor dining and entertaining, with surrounding boundary walls. Beyond the garden is a tarmac parking space providing off street parking for one vehicle, with shared pedestrian and vehicle access serving the terrace.

Walton is a highly desirable village offering a range of local amenities, including shops, schools, and well regarded public houses. A wider selection of facilities can be found in nearby Wakefield. Regular bus services operate close by, while Sandal & Agbrigg railway station is within easy reach. Wakefield also benefits from two mainline railway stations offering convenient links to major cities including Leeds, Manchester, and London. The village is particularly renowned for its picturesque surroundings, making it an excellent choice for those who enjoy walking and outdoor pursuits.

An internal inspection is highly recommended to fully appreciate everything this fantastic home has to offer. Early viewing is advised to avoid disappointment.



ACCOMMODATION

LIVING ROOM
11'3" x 13'1" (max) x 11'10" (min) (3.45m x 4.0m (max) x 3.62m (min))

A frosted UPVC double glazed entrance door leads into the living room, which also benefits from a UPVC double glazed window to the front elevation, a central heating radiator, coving to the ceiling, and an electric fireplace with a marble hearth, surround and mantel. A door provides access to the inner hallway.



INNER HALLWAY
The inner hallway features stairs rising to the first floor landing and a door leading through to the kitchen diner.

KITCHEN DINER
12'2" x 13'1" (max) x 11'3" (min) (3.72m x 4.0m (max) x 3.45m (min))

Fitted with a UPVC double glazed window to the rear and a frosted UPVC double glazed door providing access to the rear garden. The room also benefits from a central heating radiator and access to a large understairs storage cupboard. The kitchen is fitted with a range of shaker style wall and base units with work surfaces over, incorporating a 1 1/2 bowl composite sink and drainer with mixer tap. There is space and plumbing for a gas cooker, washing machine and fridge freezer, while the combination boiler is also housed within this room.

FIRST FLOOR LANDING
With coving to the ceiling and doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE
11'3" x 9'10" (max) x 11'10" (min) (3.45m x 3.0m (max) x 3.61m (min))

Benefitting from a UPVC double glazed window to the front elevation, a central heating radiator, coving to the ceiling and a useful over stairs storage cupboard.





BEDROOM TWO
12'1" x 9'1" (max) x 5'8" (min (3.70m x 2.78m (max) x 1.75m (min)

With a UPVC double glazed window to the rear elevation with a view of Walton park which the property overlooks, coving to the ceiling and a central heating radiator.



BATHROOM
7'6" x 7'0" (max) x 5'3" (min) (2.31m x 2.15m (max) x 1.62m (min))

Fitted with a frosted UPVC double glazed window to the rear, chrome ladder style heated towel radiator, low flush WC, pedestal wash basin with mixer tap, and a panelled bath with mixer tap. The room also benefits from a fitted storage cupboard, coving to the ceiling and partial tiling to the walls.



OUTSIDE
To the front of the property is a buffer garden, predominantly stone paved with mature shrubbery, paved steps leading to the entrance door, and a low wall boundary. To the rear is a further walled buffer area comprising a concrete patio area, ideal for outdoor dining and entertaining, with wall boundaries surrounding. In line with the property boundary is a tarmac driveway providing off street parking for one vehicle, accessed via a shared pedestrian and vehicular access serving the terrace.

COUNCIL TAX BAND
The council tax band for this property is A.

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.

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

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