



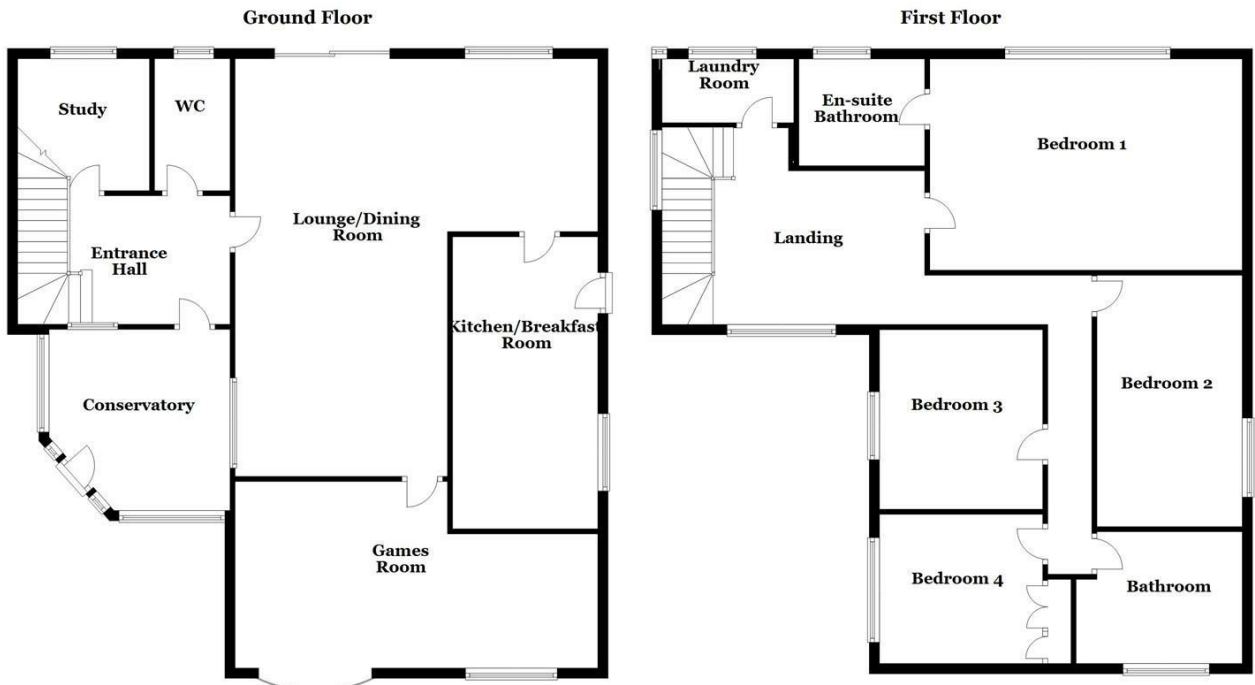
WAKEFIELD  
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6 copper beech court, Walton



**6 Copper Beech Court, Walton, Wakefield, WF2 6TD**

**For Sale Freehold £595,000**

This superbly presented and well proportioned detached property is located in a small exclusive cul-de-sac in a residential area of Walton. With four (potentially five) spacious bedrooms, ample off road parking, detached garage and superb gardens to three sides.

The accommodation briefly comprises of an entrance conservatory leading to the entrance hall, downstairs office/bedroom, w.c., living dining area, breakfast kitchen and downstairs games room. The first floor landing provides access to four bedrooms, laundry room and family bathroom/w.c. Bedroom one benefits from en suite bathroom/w.c. Externally there is ample driveway parking, detached garage and superbly well maintained and presented gardens to three sides.

Located within two miles of Wakefield city centre, it is ideally located for anyone looking to commute, it is also close to the motorway network for those looking to commute further afield for work.

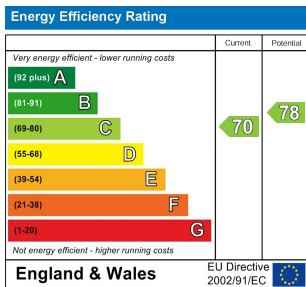
The property has been renovated and done to a superb standard and is ready to move into, would make a fantastic family home and a viewing is truly recommended to appreciate everything on offer.

**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.





**ACCOMMODATION**

**CONSERVATORY ENTRANCE**

116' x 116' [3.53m x 3.51m]  
 Front conservatory entrance. UPVC double glazed windows to three sides, front UPVC entrance door, further entrance door with two UPVC double glazed windows into the entrance hallway, gas central heating radiator.



**HALLWAY**

138' x 80' [4.17m x 2.45m]  
 A spacious entrance hall with staircase leading to the first floor, built in storage cupboard, central heating radiator, access through to the living room, downstairs w.c and office.

**OFFICE/BEDROOM FIVE**

118' x 85' [3.58m x 2.59m]  
 Currently used as a home office but could be used as bedroom. UPVC double glazed window and central heating radiator.

**DOWNSTAIRS W.C.**

85' x 48' [2.59m x 1.44m]  
 Frosted UPVC double glazed window, two piece suite comprising low flush w.c., vanity wash hand basin with mixer tap and storage, partial tiled splashback and a central heating radiator.

**LOUNGE/DINING ROOM**

269' x 137' plus 98' x 101' [8.16m x 4.15m plus 2.95m x 3.35m]  
 Three UPVC double glazed windows, central heating radiator, feature electric fireplace, wall lights to one side, doors leading through to the kitchen and downstairs games room.

**BREAKFAST KITCHEN**

189' x 89' [5.73m x 2.68m]  
 UPVC double glazed window, modern fitted kitchen with an array of wall and base units for storage. Inset composite sink and drainer with mixer hose tap. High quality integrated double oven, single oven/microwave and warmer drawer, integrated larder fridge, freezer, dishwasher and integrated wine cooler, solid oak breakfast bar, spotlights to the ceiling, along with feature base plinth lights and under counter lighting. Integrated induction hob and cooker hood with Quartz splashbacks and counter top. Rear door to the garden.



**GAMES ROOM**

234' x 111' narrowing to 89' [7.12m x 3.65m narrowing to 2.67m]  
 Two UPVC double glazed windows, two central heating radiator, currently used as games and cinema room with space for a pool table. T.v. point.



**FIRST FLOOR LANDING**

Providing access to four/five bedrooms and family bathroom/w.c. Central heating radiator, UPVC double glazed window with a second feature UPVC double glazed window over the staircase.

**LAUNDRY ROOM**

81' x 40' [2.47m x 1.23m]  
 UPVC double glazed window, radiator, floor to ceiling storage unit and wall units with plumbing for a washer and dryer currently used as a laundry room.

**BEDROOM ONE**

197' x 131' [5.99m x 4.0m]  
 UPVC double glazed window and a central heating radiator. An array of fitted wardrobes and drawers to one side. Wall light points, coving to the ceiling and entrance through to the en suite bathroom/w.c.



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

117' x 84' [3.55m x 2.55m]  
 UPVC double glazed frosted window, walk in shower cubicle with wall mounted shower and sliding door cubicle, vanity wash hand basin unit with mixer tap, low flush w.c., tiled walls and floor.



**BEDROOM TWO**

161' x 94' [4.92m x 2.87m]  
 UPVC double glazed window, central heating radiator, built in storage cupboard.

**BEDROOM THREE**

117' x 103' [3.54m x 3.14m]  
 UPVC double glazed window and a central heating radiator.

**BEDROOM FOUR**

102' x 101' excluding wardrobes [3.12m x 3.09m excluding wardrobes]  
 Fitted wardrobes with sliding glass panel, UPVC double glazed window and central heating radiator.

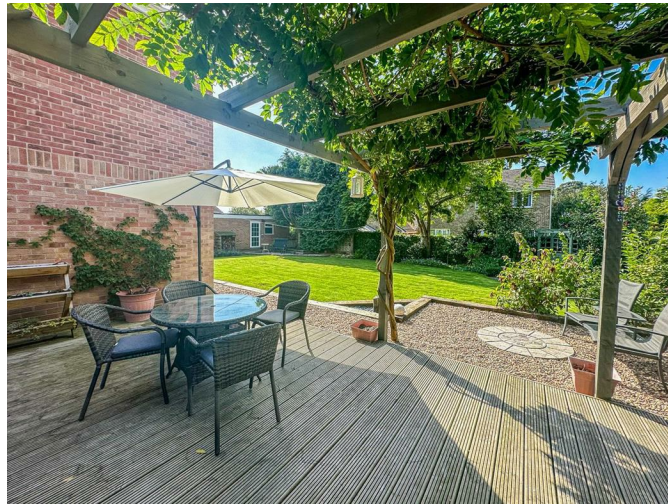
**BATHROOM/W.C.**

108' x 90' [3.26m x 2.76m]  
 UPVC double glazed window. Walk in shower cubicle with screen, inset waterfall shower. Bath, vanity wash hand basin unit with mixer tap and low flush w.c. Black style ladder radiator, tiled walls and floor.



**OUTSIDE**

Spacious tarmac driveway providing ample off street parking for several cars with a block paved area to the front leading to a detached double garage with up and over door with power. Gated entry to two sides leads to the side and rear gardens. The rear garden has a pleasant spacious lawn area with corner patio seating, bush and shrubbery borders to one side and a pebbled border to the other. Decked seating area, which has a corner patio seating and pergola, separate wooden bar area and further patio by the lawn. Gated entry round to the side of the property, which is a flagged walkway with pebbled border and soiled borders for vegetable patch. Corner space for a garden shed.



**COUNCIL TAX BAND**

The council tax band for this property is F.

**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.