



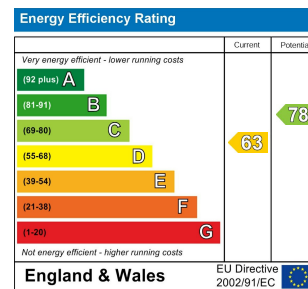
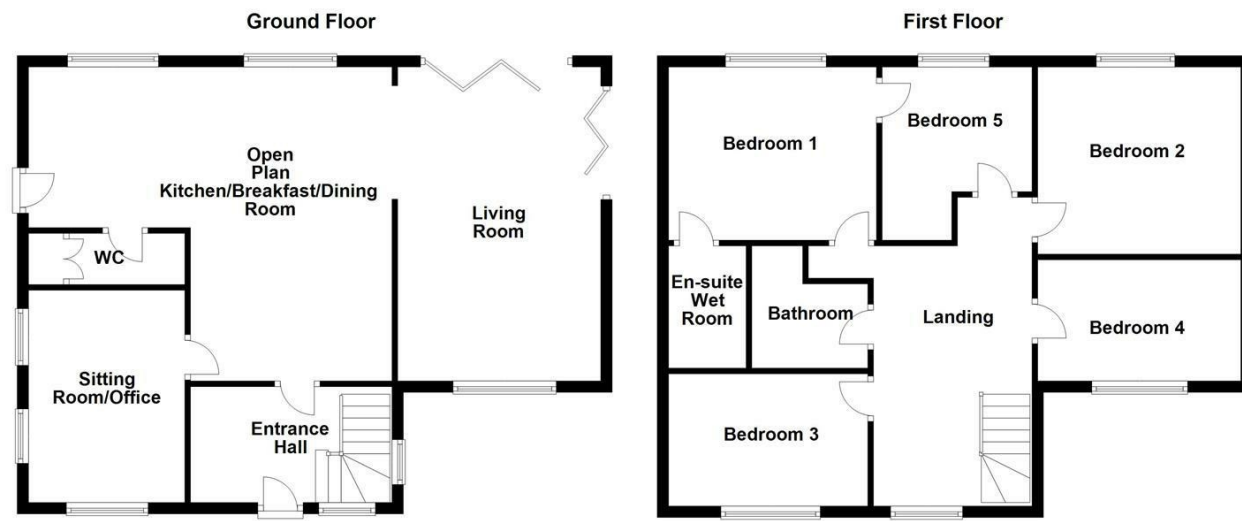
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**MORTGAGES**

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,  
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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.



**39 School Lane, Walton, Wakefield, WF2 6PA**

**For Sale Freehold £575,000**

Having being renovated throughout to a high standard by the current owners is this superbly appointed and simply stunning five bedroom executive detached home.

With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, stunning open plan kitchen/breakfast/dining room with living room off complete with two sets of aluminium bi-folding doors, downstairs w.c. and sitting room/office. Stairs to the first floor leads to five double bedrooms, the principal bedroom with en suite and the contemporary main house bathroom/w.c. Outside the property is accessed via electric operated gates leading to low maintenance gravelled driveway providing off street parking for two/three cars leading to the brick built detached garage. There is also a small lawned garden area to the front and side. To the rear, an attractive low maintenance landscaped garden incorporating feature artificial lawned garden and raised stone flagged terrace patio.

Situated in a prime part of Walton, the property is well placed to local amenities including shops and schools with local bus routes nearby. For those wishing to commute further afield, Sandal and Agbrigg train station is only a short distance away.

Simply a fantastic home which truly deserves an early appraisal to fully reveal the quality of accommodation on offer and to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

Composite entrance door into entrance hall. Stairs to the first floor landing, high specification LVT flooring, UPVC double glazed windows to the front and side. Contemporary portrait radiator, solid wood door into stunning open plan kitchen/breakfast/dining room.

### OPEN PLAN KITCHEN/BREAKFAST/DINING ROOM

18'2" x 12'10" plus 9'7" (max) x 9'0" (5.56m x 3.92m plus 2.93m (max) x 2.75m)  
Contemporary two-tone high specification wall and base soft close units with luxury compressed laminate work tops over incorporating stainless steel sink, integrated AEG dishwasher, integrated floor to ceiling fridge and integrated floor to ceiling freezer. Integrated combi microwave with warming plate underneath, integrated oven and grill, contemporary breakfast island bar with luxury compressed laminate work surface over, integrated socks and USB points, touch screen contemporary extractor which rises out of the work surface and five ring touch screen electric induction hob. LED lighting around the skirting, pan drawers under the work surface, luxury LVT flooring throughout, two contemporary portrait radiators, recess LED spotlights and two UPVC double glazed windows to the rear. Composite side door and doors to sitting room/office and downstairs w.c. Squared archway into the living room.



### LIVING ROOM

11'3" x 18'10" (3.45m x 5.76m)  
Two contemporary portrait radiators, feature multi fuel burner with Yorkshire stone hearth, two set of aluminium double glazed bi-folding doors to the side and rear. Luxury LVT flooring and UPVC double glazed window to the front.



### W.C.

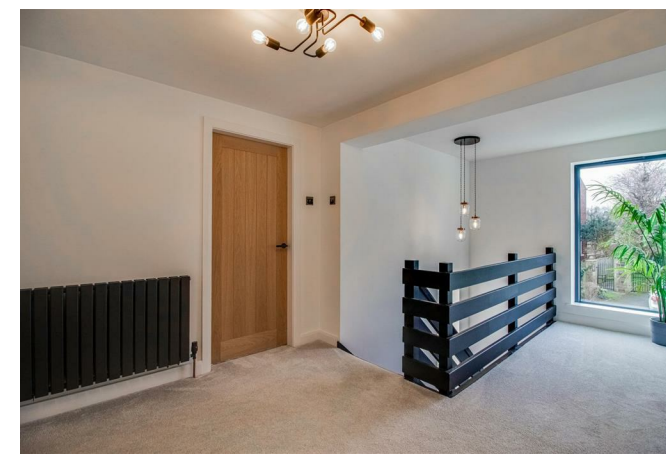
Low flush w.c., wash basin with vanity unit, LVT flooring, extractor, contemporary heated chrome towel radiator and double doors into space for washing machine, space for condensing dryer and the boiler is housed here.

### SITTING ROOM/OFFICE

11'8" x 7'9" (3.57m x 2.37m)  
UPVC double glazed windows to the front and side, recess ceiling spotlights and contemporary radiator.

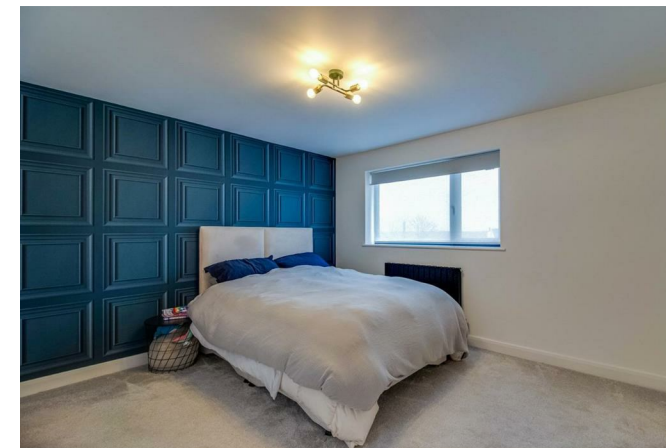
### FIRST FLOOR LANDING

Contemporary radiator, loft access, UPVC double glazed floor to ceiling window to the front and doors to five bedrooms and the house bathroom.



### BEDROOM ONE

10'3" x 12'0" (3.14m x 3.67m)  
UPVC double glazed window to the rear, contemporary radiator and solid wood doors to bedroom five and en suite wet room.



### EN SUITE WET ROOM/W.C.

7'3" x 4'4" (2.23m x 1.34m)  
Low flush w.c., wash basin over base unit, wet room style with mixer shower, circular rain water head and separate attachment. Porcelain tiled walls and floor. UPVC double glazed frosted window to the side and heated towel radiator.



### BEDROOM FIVE

9'4" x 7'3" (min) x 10'4" (max) recess 5'10" (2.86m x 2.21m (min) x 3.15m (max) recess 1.8m)  
UPVC double glazed window to the rear, contemporary radiator and door to bedroom one.

### BEDROOM TWO

11'10" x 10'3" (3.61m x 3.14m)  
UPVC double glazed window to the rear and contemporary radiator.

### BEDROOM FOUR

11'10" x 7'4" (3.63m x 2.25m)  
UPVC double glazed window to the front and contemporary radiator.

### BEDROOM THREE

12'2" x 7'7" (3.73m x 2.33m)  
UPVC double glazed window to the front and contemporary radiator.

### BATHROOM/W.C.

7'1" x 4'8" (min) x 6'6" (max) (2.16m x 1.44m (min) x 2.0m (max))  
Fully porcelain tiled walls and floor, panelled bath with circular rain water head and separate attachment, low flush w.c., wash basin with vanity drawers, recess LED ceiling spotlights and heated towel radiator.



### OUTSIDE

To the front of the property are electric operated gates leading to low maintenance pebbled driveway to the front and side providing off street parking for two/three vehicles leading to the brick built detached garage and lawn to the side. To the rear is an attractive landscaped garden incorporating feature artificial lawned garden with plants, trees and shrubs bordering with raised stone flagged terrace patio area. There are outside power points and outside tap.



### GARAGE

17'7" x 9'10" (5.37m x 3.02m)  
Power and light, window to the side and swing doors to the front.

### 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.