



WAKEFIELD
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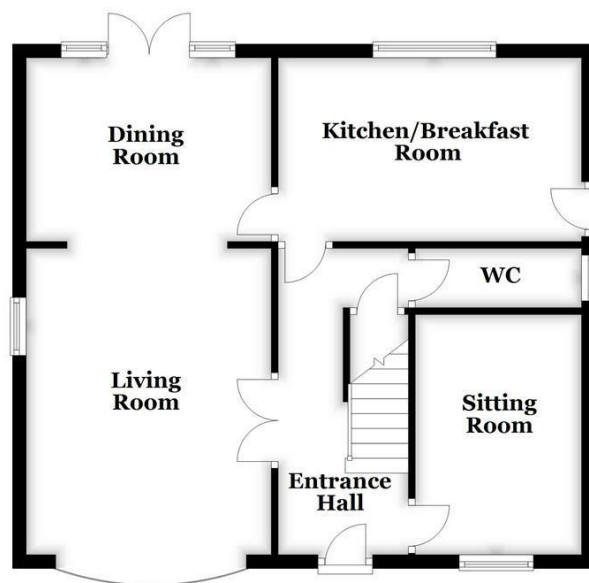
OSSETT
01924 266 555

HORBURY
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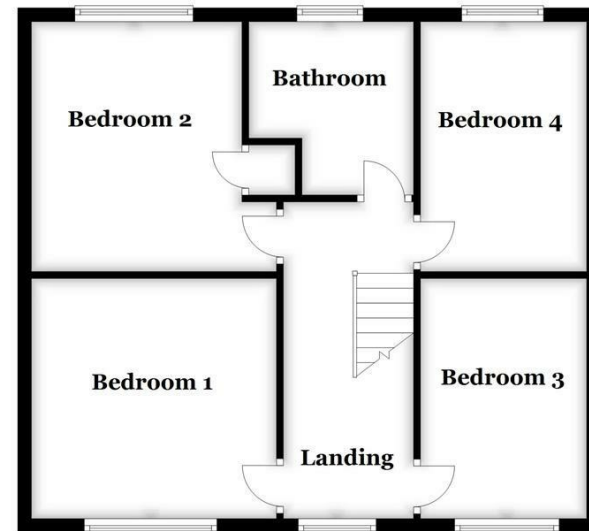
NORMANTON
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01977 798 844

Ground Floor



First Floor



3 Walton Station Lane, Sandal, Wakefield, WF2 6HP

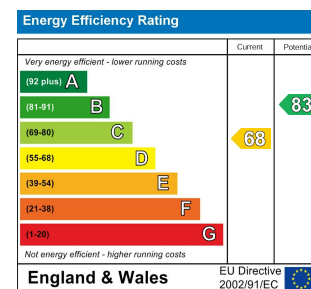
For Sale Freehold £425,000

Situated in the sought after area of Sandal is this generously proportioned four bedroom detached home benefitting from spacious reception rooms, attractive gardens to the front and rear with ample off street parking and large detached garage with workshop.

The property briefly comprises of the entrance hall, sitting room, downstairs w.c., kitchen/breakfast room, dining room and living room. The first floor landing leads to four bedrooms and the house bathroom/w.c. Outside, to the front is a tiered landscaped garden with steps leading down to a pathway and gate to a lawned garden. To the rear is an attractive garden laid to lawn with planted bed border incorporating paved patio area, perfect for outdoor dining and entertaining with summerhouse, fully enclosed by timber fencing. There is a driveway proving off road parking for two vehicles leading to a larger than averages single detached garage with workshop extension.

Nestled in a prime part of Sandal, the property is well placed to local amenities such as shops and several local schools. Sandal & Agbrigg railway station is a short distance away, with trains to Leeds and Sheffield. For those wishing to travel further afield, Junction 39 of the M1 motorway is only a short drive away.

Finished to a high standard, only a full internal inspection will reveal all that's on offer at this quality home and a viewing is highly recommended.



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*

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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

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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.



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ACCOMMODATION

ENTRANCE HALL

Timber framed entrance door, stairs to the first floor landing, central heating radiator, set of frosted double doors leading to the living room, doors to the kitchen, downstairs w.c., sitting room and understairs storage cupboard.

SITTING ROOM

11'6" x 7'11" [3.52m x 2.43m]

UPVC double glazed window to the front and central heating radiator.

W.C.

2'9" x 8'0" [0.85m x 2.45m]

UPVC double glazed frosted window to the side, central heating radiator, low flush w.c. and wall mounted wash basin with tiled splash back.

KITCHEN/BREAKFAST ROOM

14'7" x 8'9" [4.45m x 2.67m]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Integrated double oven, space and plumbing for a dishwasher, integrated fridge/freezer, kick board heating and breakfast bar with laminate work surface over. UPVC double glazed window to the rear, UPVC double glazed frosted side door and central heating radiator.

DINING ROOM

8'9" x 11'9" [2.69m x 3.59m]

Set of UPVC double glazed French doors to the rear garden, central heating radiator, an opening through to the living room.

LIVING ROOM

14'8" x 11'9" [4.49m x 3.59m]

UPVC double glazed bow window to the front, single pane timber framed window to the side, central heating radiator and gas fireplace with tiled hearth, surround and stone mantle. Double doors leading to the entrance hall.



FIRST FLOOR LANDING

UPVC double glazed window to the front, loft access and doors to four bedrooms and the house bathroom.

BEDROOM ONE

12'0" x 11'11" [3.68m x 3.65m]

Range of fitted wardrobes and storage cupboards, central heating radiator and UPVC double glazed window to the front.



BEDROOM TWO

12'1" x 11'9" [max] x 2'11" [min] [3.69m x 3.6m [max] x 0.9m [min]]

UPVC double glazed window to the rear, access to a storage cupboard and a range of fitted wardrobes, dressing table and storage units.



BEDROOM THREE

12'0" x 8'2" [3.66m x 2.5m]

UPVC double glazed window to the front, central heating radiator and a range of fitted wardrobes.



BEDROOM FOUR

11'8" x 8'2" [3.58m x 2.51m]

UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.



BATHROOM/W.C.

8'3" x 7'11" [max] x 2'7" [min] [2.53m x 2.42m [max] x 0.79m [min]]

Spotlights to the ceiling, chrome ladder style central heating radiator, UPVC double glazed frosted window to the rear, low flush w.c., ceramic wash basin built into storage unit with mixer tap and panelled bath with mixer tap. Separate shower cubicle with shower head attachment and glass shower screen. Fully tiled.



OUTSIDE

To the front of the property is a tiered landscaped garden with paved steps leading down to a pathway leading to the front door and an iron gate to the lawned garden. To the rear is a well maintained attractive enclosed garden laid to lawn with planted bed border incorporating paved patio area, perfect for outdoor dining and entertaining with summerhouse and allotment areas, fully enclosed by timber fencing. There is a tarmac driveway providing off road parking for two vehicles leading to the larger than average single detached garage with workshop [9.89m x 2.76m [max] x 2.2m [min]]



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.