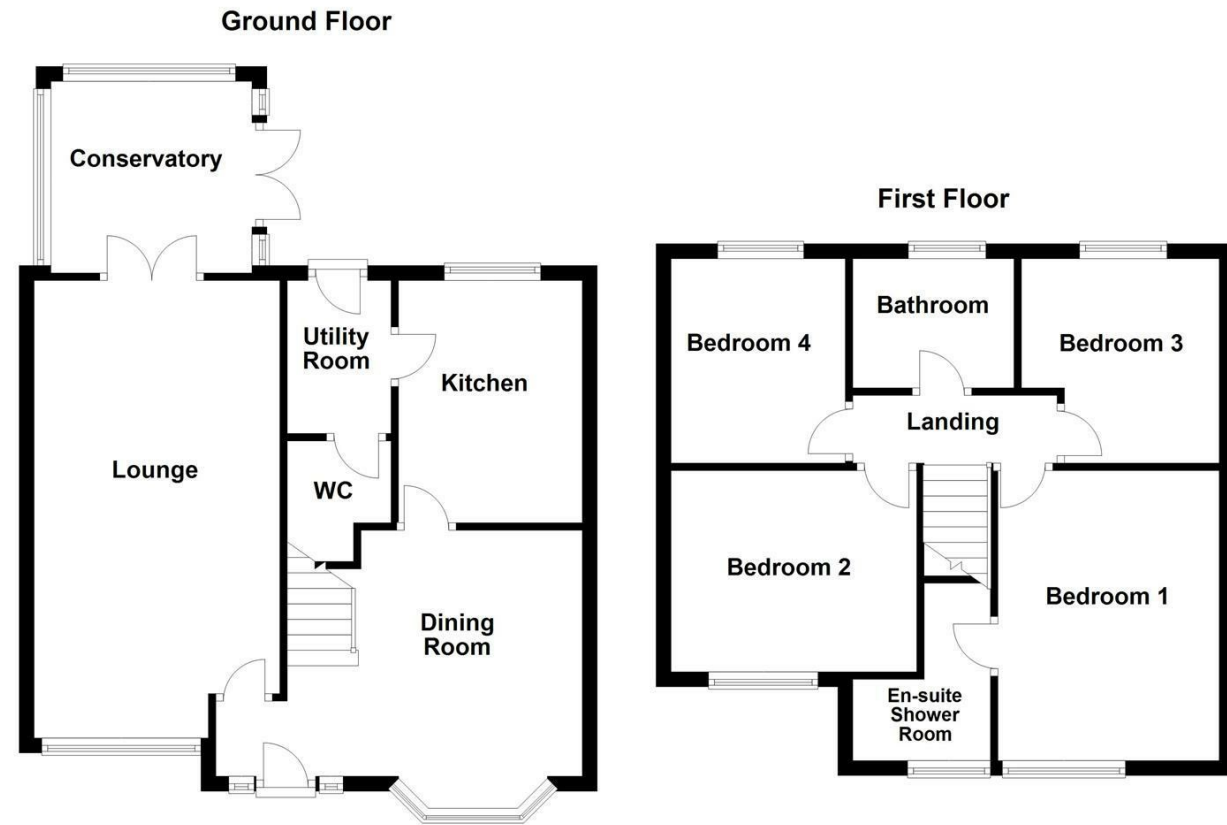




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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## 14 High Meadows, The Balk, Walton, Wakefield, WF2 6TN

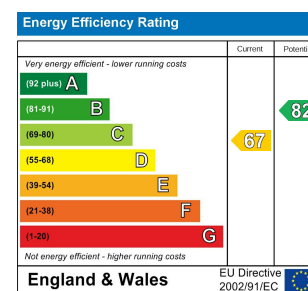
**For Sale Freehold £445,000**

A spacious four bedroom detached property nestled in a select location in the prestigious, sought after area 'The Balk'. Presented and maintained throughout to a high standard and providing an ideal opportunity for couples and the family purchaser. The property is built in York stone and is half rendered with a pitched roof.

The property comprises an entrance hall which opens up into the dining room, kitchen, utility room, downstairs w.c., lounge and conservatory. Stairs to the first floor lead to four bedrooms (bedroom one with en suite shower room) and additional main house bathroom/w.c. Outside, an attractive garden to the front and rear with a driveway to the side providing off street parking for up to four cars leading to the detached garage with up and over door.

Located just three miles from Wakefield city centre and junction 39 of the M1 motorway, Walton provides excellent access points to the north and south as well as all major commuter areas. Sandal & Agbrigg train station is 1.4 miles away.

A fantastic family home which deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



**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

##### ENTRANCE HALL

Opening up into the dining room.

##### DINING ROOM

16'4" (max) x 13'3" (min) x 11'1" [4.99m (max) x 4.06m (min) x 3.39m]

Stairs to the first floor landing, UPVC double glazed window to the front, two radiators, coving to the ceiling and doors to the lounge and kitchen.



##### KITCHEN

10'4" x 8'2" [3.17m x 2.49m]

Range of wall and base units in a Farrow & Ball grey with work surface over incorporating 1 1/2 sink and drainer with mixer taps, space for fridge and freezer, integrated dishwasher, integrated oven and grill, touch screen four ring electric hob with pull out filter hood above, tiled splash backs, UPVC double glazed window to the rear and laminate floor. Radiator, door and window into the utility room.

##### UTILITY ROOM

7'8" x 4'8" [2.34m x 1.43m]

Wall and base units with work surface over and tiled splash back, plumbing for a washing machine, composite door to the rear, radiator, laminate floor, the boiler is housed in here and door to the downstairs w.c.

##### W.C.

Low flush w.c., wash basin, laminate floor and radiator.

##### LOUNGE

18'1" x 10'11" [5.52m x 3.34m]

UPVC double glazed windows to the front, coving to the ceiling, gas fire with marble back, hearth and wood surround. French doors with windows either side to the conservatory.



##### CONSERVATORY

8'9" x 9'3" [2.69m x 2.82m]

Fully UPVC double glazed with door to the side and travertine tiled floor.



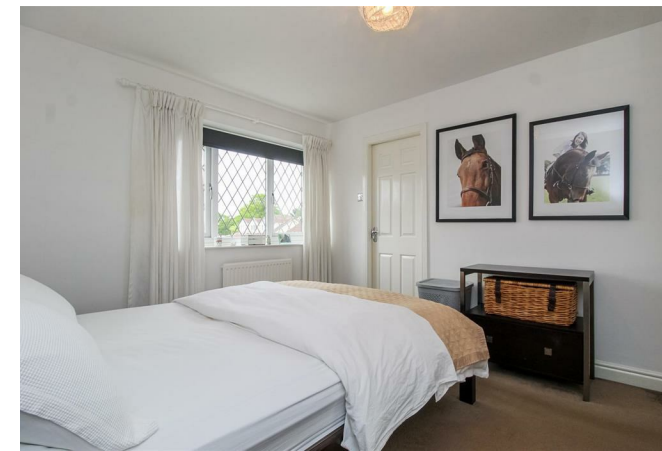
##### FIRST FLOOR LANDING

Doors to four bedrooms and the bathroom. Loft access.

##### BEDROOM ONE

12'9" x 10'2" [3.89m x 3.11m]

Radiator, UPVC double glazed window to the front and door to en suite shower room.



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

3'0" (min) x 5'10" (max) x 6'6" [0.93m (min) x 1.79m (max) x 1.99m]

Wash basin with work surface over base units, low flush w.c., heated chrome towel radiator, shower cubicle with mixer power shower, fully tiled walls and floor. UPVC double glazed frosted window to the front.

##### BEDROOM TWO

11'1" x 8'11" [3.38m x 2.73m]

UPVC double glazed window to the front, radiator and door to airing cupboard.



##### BEDROOM THREE

8'11" (max) x 7'0" (min) x 8'10" [2.72m (max) x 2.14m (min) x 2.70m]

UPVC double glazed window to the rear, laminate floor and radiator.

##### BEDROOM FOUR

8'10" x 8'0" [2.7m x 2.44m]

UPVC double glazed window to the rear and radiator.

##### BATHROOM/W.C.

5'7" x 7'0" [1.72m x 2.15m]

Low flush w.c., corner panelled bath with electric shower over, wash basin with vanity cupboards and drawers, heated chrome towel radiator, fully tiled walls and floor. UPVC double glazed frosted window to the rear and recess ceiling spotlights.



##### OUTSIDE

To the front is an attractive lawned garden with plants and shrubs bordering with a block paved driveway to the side providing off street parking leading to the detached garage with up and over door with power and lighting. To the rear is a lawned landscaped garden with plants, trees and shrubs bordering incorporating stone flagged patio.



##### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"We've loved and cherished this property for the past 34 years and now we're downsizing and moving 200 metres up the road. Walton is an amazing village and a lovely place to live."

##### 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.