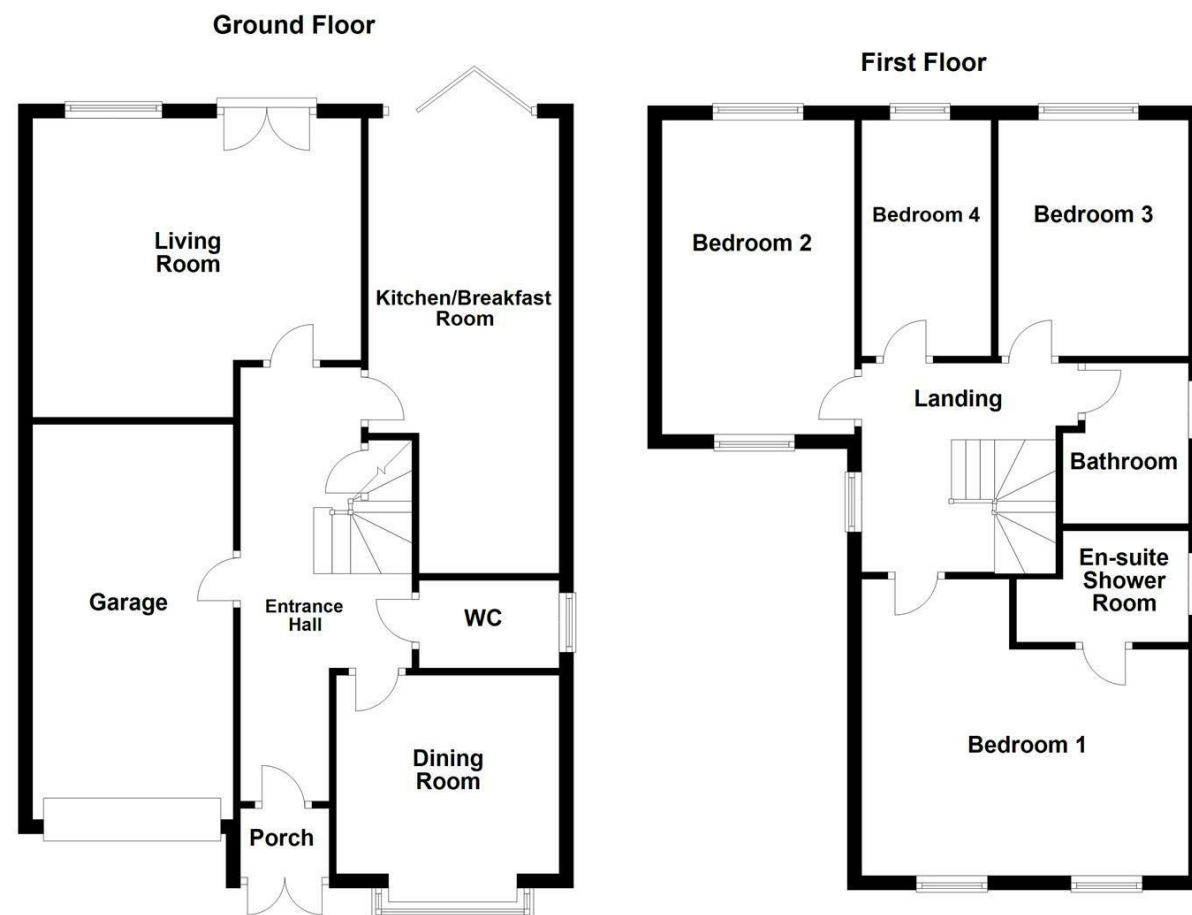




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**78a Oakenshaw Lane, Walton, Wakefield, WF2 6NH**  
**For Sale Freehold £515,000**

Situated in the sought after village of Walton is this generously proportioned four bedroom detached home superbly presented throughout the property benefits from stunning modern fitted kitchen and bathroom/w.c., four good size bedrooms and attractive landscaped rear garden ideal for families and those who enjoy outdoor entertaining.

The accommodation briefly comprises entrance porch, entrance hall, dining room, downstairs w.c., kitchen, living room and garage with electric roller door, power, light and plumbing. To the first floor landing there is loft access, four bedrooms and house bathroom/w.c. Bedroom one benefits from en suite shower room facilities. To the front of the property the driveway is block paved providing off road parking for several vehicles leading to both the front door and the garage. To the rear, the garden is landscaped and tiered. Just beyond the rear doors there is a raised composite decked patio area with glass railing, balustrade surround and some paved steps lead down to a paved patio area perfect for outdoor dining and entertaining purposes. This then leads to a lawned area followed by a wood chip area ideal for children and families, mature trees and shrubs throughout. with rolling views.

This property would make an ideal purchase for a range of buyers looking in the Walton area especially those with growing families, great schools can be found nearby and slightly further afield in Wakefield city centre there are a large range of facilities. For those who enjoy walking, Walton is full of idyllic walks and only a full internal inspection will truly show what is to offer at this quality home and so an early viewing is highly advised to avoid any level of disappointment.



## ACCOMMODATION

### ENTRANCE PORCH

Anthracite UPVC double glazed French doors, which are arched. Timber framed door with frosted glass pane leading into the entrance hall.

### ENTRANCE HALL

Central heating radiator, spotlights to the ceiling, stairs providing access to the first floor landing, understairs storage, doors to the kitchen, living room, dining room, downstairs w.c. and the garage.

### GARAGE

18'3" x 8'11" (5.57m x 2.73m)  
Ideal boiler, water tank, power light, space and plumbing for a washing machine, electric roll up Anthracite door.

### DOWNSTAIRS W.C.

3'10" x 5'9" (1.19m x 1.77m)  
Anthracite frosted UPVC double glazed window to the side, central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap, part tiling.

### DINING ROOM

9'11" x 10'11" max x 8'3" min (3.04m x 3.33m max x 2.53m min)  
Anthracite box UPVC double glazed window to the front, central heating radiator, spotlights to the ceiling.

### KITCHEN

20'9" x 8'9" max x 5'10" min (6.35m x 2.69m max x 1.78m min)  
Anthracite bi-folding doors leading to the rear garden. Column central heating radiator, spotlights to the ceiling, a range of modern wall and base units with Quartz work surface over, 1 1/2 sink and drainer with mixer tap, tiled splashback, integrated appliances to include slimline dishwasher, oven, microwave, four ring induction hob with extractor hood over and fridge freezer. There is plumbing for a washing machine.



### LIVING ROOM

13'8" x 15'4" max x 9'4" min (4.19m x 4.69m max x 2.87m min)  
Timber framed double glazed window to the rear, timber framed double glazed French doors to the rear, spotlights to the ceiling, central heating radiator, decorative electric fireplace with limestone hearth, surround and mantle.



### FIRST FLOOR LANDING

Loft access, central heating radiator, UPVC double glazed window to the side, doors to bedrooms and bathroom/w.c.

### BEDROOM ONE

14'6" x 11'9" max x 8'11" min (4.43m x 3.6m max x 2.73m min)  
Fitted wardrobes in a modern style, door to the en suite shower room/w.c., two UPVC double glazed windows to the front, central heating radiator.



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

8'9" x 5'11" max x 2'5" min (2.69m x 1.81m max x 0.74m min)  
Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator, extractor fan, spotlighting to the ceiling, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with shower head attachment and screen.

### BEDROOM TWO

9'7" x 13'9" (2.93m x 4.2m)  
Dual aspect with UPVC double glazed windows to the front and rear, central heating radiator.

### BEDROOM THREE

8'5" x 10'4" (2.57m x 3.17m)  
UPVC double glazed window to the rear, central heating radiator.

### BEDROOM FOUR

10'5" x 6'0" (3.18m x 1.83m)  
UPVC double glazed window to the rear, central heating radiator.

### HOUSE BATHROOM/W.C.

7'4" x 5'9" max x 5'1" min (2.25m x 1.77m max x 1.55m min)  
Brushed brass ladder style central heating radiator, low flush w.c., ceramic wash basin built into a floating storage unit with mixer tap, tiled in bath with mixer tap and mains feed overhead shower and shower attachment with shower screen. Tiled, spotlighting to the ceiling, extractor fan, frosted UPVC double glazed window to the side. LED mirror.



### OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for several vehicles and leads to the front entrance door and the single integral garage with electric roller door, power, light and plumbing. Further pebbled areas, walls to the front and timber fencing to either side. The rear garden has an attractive landscaped rear garden, which is tiered. The upper tier just beyond

the rear doors has a raised composite decked patio area with glass railings and balustrade providing a perfect outdoor dining and entertaining setting. Paved steps lead down to a paved patio area. A lawned area and wood chop area towards the rear of the garden, perfect for families incorporating mature trees and shrubs throughout. With rolling views to the rear, the garden itself is fully enclosed by timber fencing and hedging.



### EPC RATING

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

### 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.