



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

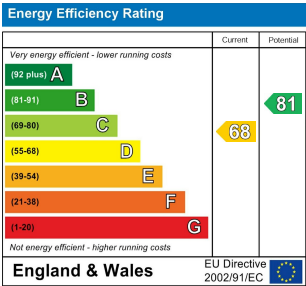


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



## The Hayloft, 4 Brockwood Court, Walton, Wakefield, WF2 6RU

### For Sale Freehold £460,000

Located in this prime position adjacent to Waterton Park Hotel is this Grade II listed three bedroom barn conversion renovated to an extremely high standard throughout with a scenic garden, patio, off street parking furthered by a a double garage, this unique property offers idyllic countryside living.

The property is accessed via a welcoming reception hall leading to the downstairs w.c., utility room, spacious lounge/diner with office space and modern fitted kitchen. The first floor landing leads to three well proportioned bedrooms with two bedrooms boasting stunning en suite facilities and additional house shower room/w.c. Outside to the front is a cast iron gate providing access to an Indian stone paved front garden with central apple tree and large patio area with uplights, perfect for entertaining and dining purpose, enclosed by timber fencing. There is a double garage with twin electric roller doors and two tarmacadam off road parking spaces in front with a shared communal car park for further parking. There are communal garden areas including one to the rear with central water feature with low maintenance pebbled seating area under a timber wooden pergola.

The property is situated in the highly regarded area of Walton, close to Waterton Park Hotel (which has been added to Historic England's protected register of parks and gardens recently) and Waterton Golf Club. The M1 motorway network is only a short drive away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





ACCOMMODATION

ENTRANCE HALL

Solid wooden front entrance door, built in storage cupboards, inset spotlights to the ceiling, fully tiled floor and solid wooden doors providing into the spacious lounge/diner, downstairs w.c. and utility.

W.C.

3'9" x 2'10" [1.15m x 0.87m]

Wall hung wash basin with mixer tap, low flush w.c. with concealed cistern, chrome ladder style radiator, extractor fan, inset spotlights to the ceiling, fully tiled walls and floor.

UTILITY

Laminate work surface over with plumbing and drainage for a washing machine and space for a dryer above. Extractor fan and spotlights to the ceiling.

LOUNGE/DINER

23'8" (max) x 19'10" (min) x 18'8" [7.23m (max) x 6.06m (min) x 5.69m]

Solid wooden floor, solid oak timber cladding with dado rail, solid oak casing round the chimney breast with tiled hearth and tiled decorative interior with grate. Four contemporary radiators, inset spotlights to the ceiling, two timber double glazed sash windows overlooking the front aspect and solid wooden front door. Built in office area with solid oak desk, storage cupboards, fixed shelving, downlights and power. Solid wooden beams, solid oak staircase with chrome balustrade leading to the first floor landing and solid wooden door to the modern fitted kitchen.



KITCHEN

11'5" x 10'9" [3.50m x 3.29m]

Range of wall and base high gloss units with laminate work surface over, two stainless steel sink units with chrome swan neck mixer tap, integrated dishwasher, built in wine rack, downlights built into the display cabinets, two integrated fridge/freezers. Integrated oven and grill with four ring induction hob, cooker hood and microwave oven above. Fully tiled walls and floor. Inset spotlights to the ceiling and composite stable door to the shared rear garden.



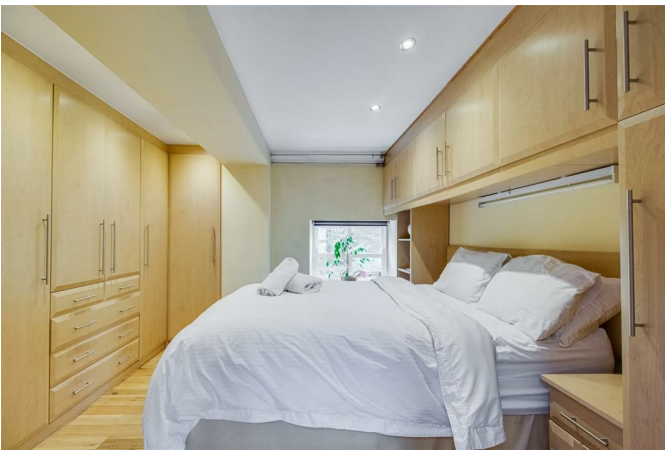
FIRST FLOOR LANDING

Solid oak floor, timber cladding to the walls with dado rail, original beams on show, timber double glazed velux window to the pitch sloping ceiling and timber double glazed sash window overlooking the rear elevation. Contemporary radiator, loft access with bi-folding drop down ladder and doors to three bedrooms and the house shower room.

BEDROOM ONE

11'9" x 11'10" [3.59m x 3.61m]

Timber double glazed sash window overlooking the front elevation, inset spotlights to the ceiling, solid oak floor, contemporary radiator, range of fitted furniture with fitted wardrobes, fitted drawers and storage cupboards. Solid wooden door providing access into the en suite bathroom.



EN SUITE BATHROOM/W.C.

6'3" x 11'8" [1.92m x 3.57m]

Four piece suite comprising jacuzzi style bath with mixer taps, two chrome ladder style radiators to each side and vanity mirror, wall hung wash basin with chrome mixer tap and vanity mirror above, larger than average shower cubicle with mixer shower and two shower attachments and low flush w.c. with concealed cistern. UPVC double glazed window to the pitch sloping ceiling, timber double glazed frosted sash window to the rear elevation, inset spotlights to the ceiling, contemporary radiator and fully tiled walls and floor.



BEDROOM TWO

6'9" x 11'10" [2.06m x 3.62m]

Fitted wardrobes and fitted drawers, central heating radiator, timber double glazed velux window overlooking the front elevation, inset spotlights to the ceiling, exposed timber beams and timber door providing access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

6'4" x 5'9" [1.94m x 1.77m]

Three piece suite comprising enclosed shower cubicle with mixer shower, pedestal wash basin with mixer tap and low flush w.c. Fully tiled walls and floor. Inset spotlights to the ceiling, contemporary radiator, timber double glazed velux window to the rear elevation and vanity mirror with built in light.

BEDROOM THREE

7'11" x 10'9" [2.43m x 3.29m]

Timber double glazed sash window overlooking the front elevation, solid oak floor, contemporary radiator, inset spotlights to the ceiling, exposed timer beams to the ceiling and fitted wardrobes and storage cupboards.



SHOWER ROOM/W.C.

6'4" x 6'10" [1.94m x 2.10m]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and enclosed shower cubicle with mixer shower. Fully tiled walls and floor. Contemporary radiator, inset spotlights to the ceiling, vanity mirror with built in light, extractor fan and timber double glazed window.

OUTSIDE

There is a double garage with twin electric roller doors and UPVC side entrance door. In front of the garage are two tarmacadam off road parking spaces with a shared communal car park for further parking. The shared driveway leads to a cast iron gate onto an Indian stone paved front garden with central apple tree and large patio area with uplights, perfect for entertaining and dining purposes with water point connection and outdoor power points, surrounded by timber fencing. Across the shared driveway is a communal garden with mature trees. To the rear is a communal lawned area with central water feature with low maintenance pebbled seating area under a timber wooden pergola.



PLEASE NOTE

There is an annual service charge of £50.00 for maintenance of communal areas.

COUNCIL TAX BAND

The council tax band for this property is TBC.

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.