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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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 81 The Balk, Walton, Wakefield, WF2 6JX

For Sale Freehold £675,000

Located on the prestigious 'The Balk' in Walton is this four bedroom detached family home set on a substantial 0.25 acre plot with fantastic uninterrupted open aspect views over the surrounding rolling countryside.

Already a large family house but with clear scope for further extension subject to gaining the necessary consents, this lovely home currently comprises of an entrance hall, two ground floor bedrooms, guest w.c., kitchen with separate dining room and spacious living room with panoramic views. The first floor landing leads to two further bedrooms, a four piece suite house bathroom/w.c. and storage room which could be used for a variety of purposes. Outside the property is approached via double gates to a large driveway leading up to the attached double garage. There is a larger than average lawned front garden which is open to the side and rear with stunning uninterrupted open aspect views of the surrounding countryside.

Walton plays host to a range of amenities including shops and schools with Waterton Park Hotel and Waterton Park golf course on the doorstep. Main bus routes run to and from Wakefield city centre and for those wishing to commute further afield, the motorway network is only a short drive away and Sandal & Agbrigg train station is nearby.

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



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## ACCOMMODATION

### ENTRANCE HALL

Timber front entrance hall, original parquet flooring, central heating radiator, open staircase with handrail leading to the first floor landing, double doored built in cloakroom cupboard and doors providing access to the downstairs w.c., dining room and two bedrooms. Four timber double glazed frosted windows to the front aspect providing a wealth of natural light.

### BEDROOM THREE

87' x 10'10" [2.63m x 3.31m]

Original parquet flooring, UPVC double glazed window overlooking the rear aspect and central heating radiator.

### BEDROOM FOUR

87' x 6'11" [2.64m x 2.11m]

Original parquet flooring, UPVC double glazed window overlooking the rear aspect and central heating radiator.

### W.C.

2'11" x 5'4" [0.89m x 1.65m]

Timber double glazed frosted window overlooking the front aspect, low flush w.c., wall hung wash basin with two taps and tiled splash back. Central heating radiator.

### DINING ROOM

89' x 12'0" [2.68m x 3.68m]

Original parquet flooring, UPVC double glazed window and door to the rear aspect, central heating radiator, double timber doors leading into the living room and sliding timber door into the kitchen.



### KITCHEN

97' x 11'0" [2.93m x 3.36m]

Range of wall and base units with laminate work surface, large stainless steel sink with double drainer, space and plumbing for a washing machine, space for a cooker, space for an under counter fridge and space for a tall fridge/freezer. Strip lighting, UPVC double glazed window overlooking the front aspect and door into a storage cupboard with fixed shelving within and door to the pantry cupboard with fixed shelving.



### LIVING ROOM

139' x 21'8" [4.20m x 6.61m]

UPVC double glazed panoramic windows to the side and rear aspect overlooking the open aspect views of the fields with central heating radiators running under the windows.

### FIRST FLOOR LANDING

Timber double glazed window overlooking the front elevation, loft access, double doored storage cupboard and doors to two bedrooms, the house bathroom and storage room.

### STORAGE ROOM

41'1" x 10'11" [1.52m x 3.35m]

UPVC double glazed window overlooking the side elevation and wall mounted combi condensing boiler. Versatile space which could be used as an office.

### BEDROOM ONE

137' x 15'6" [4.15m x 4.73m]

UPVC double glazed windows overlooking the side and rear elevation and two central heating radiators.



### BEDROOM TWO

16'0" x 9'1" [4.89m x 2.77m]

Two UPVC double glazed windows overlooking the rear elevation and two central heating radiators.



### BATHROOM/W.C.

5'4" x 8'10" [min] x 11'9" [max] [1.65m x 2.71m [min] x 3.60m [max]]

Four piece suite comprising panelled bath, pedestal wash basin, enclosed shower cubicle with mixer shower and low flush w.c. Part tiled walls, central heating radiator, timber double glazed frosted window overlooking the front elevation and door to a large storage cupboard with fixed shelving within and timber double glazed frosted window overlooking the front elevation.



### OUTSIDE

To the front of the property is double cast iron gate providing access onto a large tarmac driveway providing ample off road parking for several vehicles and a larger than average attached lawned front garden with privet hedge bordering leading up to an attached double garage. A paved pathway leads to the front and wraps around the house where the attractive lawned garden flows around providing a large side garden and open to the rear which is completely laid to lawn with stunning uninterrupted open aspect views of countryside.



### DOUBLE GARAGE

Electric up and over door, power and light within, timber side and rear doors and timber single glazed window to the rear.

### COUNCIL TAX BAND

The council tax band for this property is F.

### 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.