



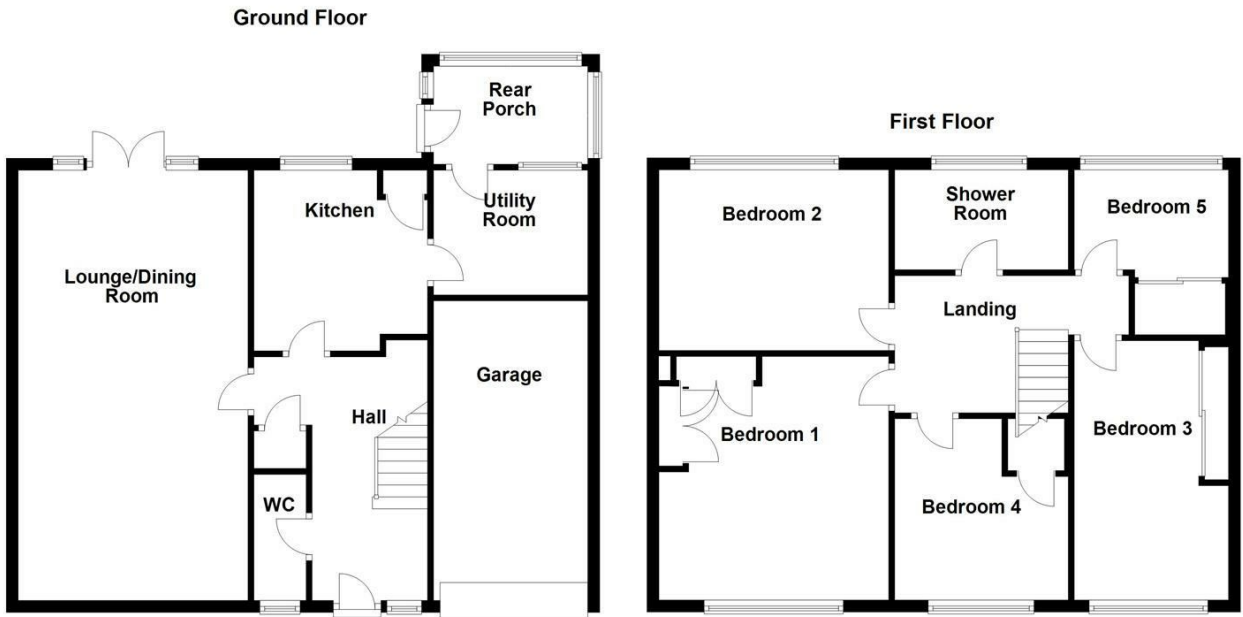
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

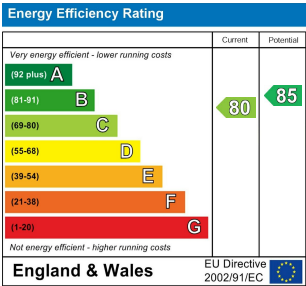


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 25 Walton Station Lane, Sandal, Wakefield, WF2 6HP

### For Sale Freehold £420,000

Positioned on a generous plot in the highly sought after area of Sandal is this impressive five bedroom detached home boasts spacious living accommodation, ample driveway parking, an integral garage and a well maintained rear garden.

The property briefly comprises a welcoming entrance hall, downstairs w.c., a spacious lounge/dining room, a well appointed kitchen with a separate utility room, and a rear porch. The first floor offers five well proportioned bedrooms and a modern shower room/w.c. Externally, the front of the property provides ample driveway parking leading to the integral garage, while the attractive rear garden features a combination of lawn and patio seating areas, perfect for outdoor entertaining.

Nestled in a prime location, the property is within easy reach of a range of local amenities, including shops, highly regarded schools, and Sandal & Agbrigg railway station, offering convenient connections to Leeds and Sheffield. Junction 39 of the M1 motorway is also just a short drive away, making this an ideal choice for commuters.

A fantastic opportunity for families seeking a spacious and well located home, an early viewing is highly recommended to fully appreciate all this property has to offer.





ACCOMMODATION

ENTRANCE HALL

UPVC double glazed window to the front elevation, central heating radiator, stairs to the first floor landing and doors to the downstairs w.c., lounge/dining room and kitchen.

W.C.

2'10" x 6'11" [0.88m x 2.13m]

Two piece suite comprising low flush w.c. and vanity wash hand basin with mixer tap and tiled splash back. UPVC double glazed frosted window to the front elevation.

LOUNGE/DINING ROOM

23'7" x 12'7" [7.20m x 3.85m]

UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear garden with window panels either side, two central heating radiators and feature gas fireplace with wood surround.



KITCHEN

10'0" x 9'7" [3.05m x 2.93m]

Range of wall and base units with laminate work surface over incorporating sink and drainer unit, integrated oven with gas hob and cooker hood, central heating radiator, built in storage pantry, UPVC double glazed window to the rear elevation and door leading to the utility room.



UTILITY ROOM

8'5" x 6'11" [2.59m x 2.12m]

Base units with laminate work surface over incorporating stainless steel sink and drainer unit, space for a fridge/freezer, UPVC double glazed window to the rear elevation and the boiler is housed in here. UPVC door to the rear porch.

REAR PORCH

8'4" x 5'4" [2.56m x 1.64m]

UPVC double glazed windows to the side and rear elevation with side stable door to the garden. Space for a dryer and fridge/freezer.

FIRST FLOOR LANDING

Doors to five bedrooms and shower room.

BEDROOM ONE

13'6" x 12'7" [4.13m x 3.86m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes and drawers to one side.



BEDROOM TWO

12'7" x 9'10" [3.86m x 3.01m]

UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM THREE

14'7" x 8'6" [4.47m x 2.61m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes with sliding doors.



BEDROOM FOUR

10'0" x 9'9" [3.05m x 2.98m]

UPVC double glazed window to the front elevation, central heating radiator and overstairs built in storage cupboard.

BEDROOM FIVE

8'5" x 8'7" [2.59m x 2.62m]

UPVC double glazed window to the front elevation, central heating radiator and built in storage with sliding doors. Currently used as a home office.

SHOWER ROOM/W.C.

9'5" x 5'5" [2.89m x 1.67m ]

Three piece suite comprising corner double shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and low flush w.c. Chrome style ladder style radiator, UPVC double glazed frosted window to the rear elevation, spotlights to the ceiling, fully tiled walls and floor,



OUTSIDE

To the front of the property is a tarmacadam driveway providing ample space for three vehicles leading to a single integral garage with up and over door. To the rear is a spacious garden with flagged patio seating with steps leading down to a lawned garden with pebbled borders and further patio area.

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.

SOLAR PANELS LEASED

The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.