



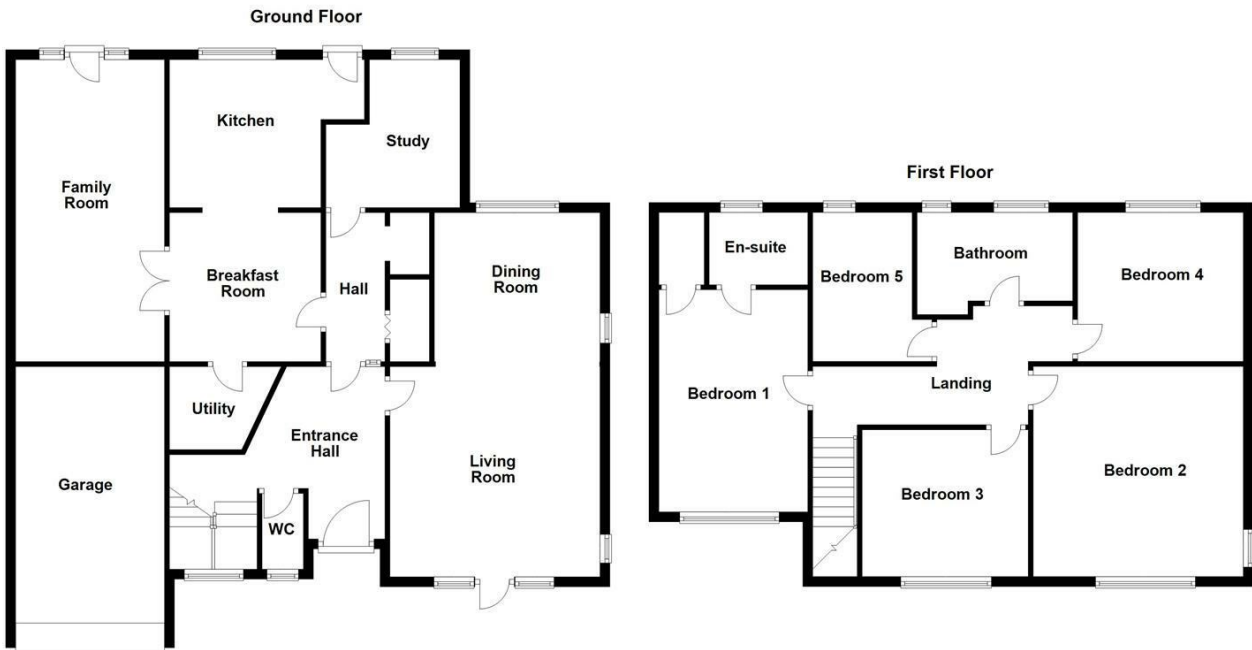
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

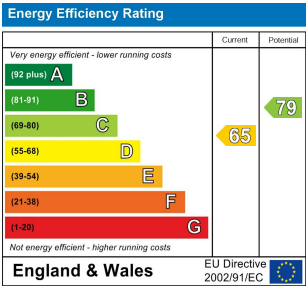


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



63 The Balk, Walton, Wakefield, WF2 6JY

For Sale Freehold £650,000

An exceptional extended five bedroom detached family home situated in the prestigious area of Walton offering spacious and versatile living with multiple reception rooms, ample driveway parking, an integral garage and well maintained gardens.

Presented to a lovely standard, this attractive family home has a gas fired central heating system and is approached via an open entrance porch which leads through into a central reception hall with a guest w.c. off to the side. The main living room overlooks the front of the property and leads straight through into the adjoining dining room to the rear. There is also a separate well proportioned family room in addition to a study and breakfast room that flows through into the kitchen. A utility room and integral garage complete the ground floor accommodation, whilst to the first floor, the master bedroom has an en suite shower room as well as a walk in wardrobe with three further double bedrooms and a single bedroom being served by the well appointed family bathroom/w.c. Outside, the property has well tended gardens to both the front and rear with ample driveway parking leading up to the garage.

The property is situated in this highly sought after part of Walton, very conveniently placed for the golf course and within easy reach of the local shops, schools and recreational facilities. Walton itself is a well regarded village within easy reach of Wakefield city centre and the national motorway network.



ACCOMMODATION

ENTRANCE PORCH

An open entrance porch with a period panelled front entrance door to the reception hall.

RECEPTION HALL

Wood strip flooring, double central heating radiator, return staircase to the first floor with understairs storage area and a guest cloakroom off to the side. Further built-in cloaks cupboard.

GUEST CLOAKROOM

5'2" x 2'11" [1.6m x 0.9m]
With a leaded window to the front, tiled floor and fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and wall mounted wash basin.

LIVING ROOM

14'1" x 14'1" [4.3m x 4.3m]
Window incorporating French doors to the front and a further window to the side, double central heating radiator, dado rail and a feature fireplace with an ornate surround, marbled insert and hearth, housing a living flame coal effect gas fire. Archway through to the adjoining dining room.



DINING ROOM

11'1" x 9'10" [3.4m x 3.0m]
Window overlooking the rear garden and further window to the side, dado rail and double central heating radiator.

FAMILY ROOM

22'7" x 9'10" [6.9m x 3.0m]
French door and side windows to the decking within the rear garden, laminate flooring, double central heating radiator and a wall mounted living flame gas fire.



STUDY

9'10" x 8'10" max [3.0m x 2.7m max]
Laminate flooring, dado rail, double central heating radiator and window overlooking the rear garden. Loft access hatch to the secondary roof space.

BREAKFAST ROOM

11'9" x 9'10" [3.6m x 3.0m]
Laminate flooring, an archway to the kitchen, double doors to the family room and a double central heating radiator.

KITCHEN

13'9" x 9'2" max [4.2m x 2.8m max]
Fitted with a range of wooden fronted wall units with laminate work tops and tiled splashbacks. Composite sink unit, provision for a range style cooker with filter hood over, space and plumbing for a dishwasher and integrated fridge and freezer. Central heating radiator, window and external door overlooking the rear garden.

UTILITY ROOM

Space and plumbing for a washing machine.

FIRST FLOOR LANDING

Loft access hatch and central heating radiator.

BEDROOM ONE

14'9" x 9'10" [4.5m x 3.0m]
Window to the front, double central heating radiator, loft access hatch to the secondary roof space and laminate flooring. Walk-in wardrobe.



EN SUITE/W.C.

6'6" x 4'7" [2.0m x 1.4m]
With a window to the rear and fitted with a white and chrome three piece suite comprising corner shower cubicle, pedestal wash basin and low suite w.c. Central heating radiator.

BEDROOM TWO

14'1" x 14'1" [4.3m x 4.3m]
Originally the master bedroom, having a window to the front and an additional window to the side, two double central heating radiators and laminate flooring. A range of fitted wardrobe units with built-in drawer units.



BEDROOM THREE

10'9" x 9'10" [3.3m x 3.0m]
Window to the front and a double central heating radiator, laminate flooring and dado rail.

BEDROOM FOUR

11'1" x 9'10" [3.4m x 3.0m]
Window to the rear and a central heating radiator. Picture rail.

BEDROOM FIVE

9'10" x 6'10" [3.0m x 2.1m]
Window overlooking the rear garden and double central heating radiator.

BATHROOM/W.C.

9'10" x 5'10" [3.0m x 1.8m]
Two windows to the rear and fitted with an attractive contemporary style white and chrome four piece suite comprising panelled bath with separate shower cubicle, wall mounted wash basin and low suite w.c. Partially tiled walls and central heating radiator.



OUTSIDE

The property is approached via a driveway that provides ample off street parking and leads to the integral garage. The front garden is laid mainly to lawn with mature established shrub and planted beds and borders. To the rear of the house there is a further well proportioned garden laid mainly to lawn with mature established shrub borders, block paved and decked sitting areas and a wooden summer house.



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.