

WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



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

For Sale Freehold £575,000

Set back from the roadside is this substantial and extended four bedroom detached executive home. Benefitting from UPVC double glazed windows and gas central heating.

The property fully comprises of an entrance hallway, lounge, sitting room/ games room, breakfast kitchen, dining room, office/ art studio, utility room, downstairs shower room and stairs leading to the first floor landing. Upstairs the property comprises of the main house bathroom, four well proportioned bedrooms with the main bedroom benefitting from a modern en suite shower room. To the front of the property there is a lawned garden and a driveway providing ample off street parking. To the rear there is an attractive lawned garden incorporating terrace flagged patio perfect for outdoor dining and entertaining.

Situated in the prime part of Sandal, the property is well placed for local amenities including shops, schools, train stations and has Pugneys country park and Newmillerdam close by. The property has good access to the motorway network for those looking to travel further afield.

A fantastic home ideal for the growing family, an early viewing comes highly recommended to truly appreciate what the accommodation has to offer and to avoid disappointment.

### IMPORTANT NOTE TO PURCHASERS

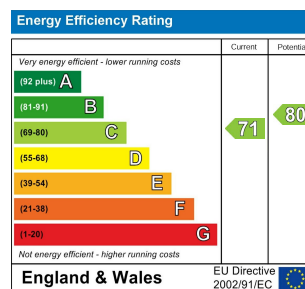
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



Zoopla.co.uk rightmove

aria | propertymark  
PROTECTED

naeo | propertymark  
PROTECTED

The Property  
Ombudsman

APPROVED CODE  
THE NATIONAL TRUST

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK





## ACCOMMODATION

### ENTRANCE HALL

Composite entrance door into entrance hall, stairs to first floor landing, central heating radiator, dado rail, coving to the ceiling, doors into sitting room/ games room, lounge, kitchen and downstairs shower room.

### LOUNGE

11'11" x 24'10" [3.64m x 7.58m]

UPVC double glazed bay window to the front with granite window sill, French doors to the rear with window panels at either side, two central heating radiators, gas fire with marble back hearth and attractive surround, door to the kitchen.



### BREAKFAST KITCHEN

8'10" x 14'9" [2.71m x 4.51m]

A range of wall and base units, granite worksurface, incorporating stainless steel 1 1/2 sink and granite drainer with mixer taps, integrated dishwasher, integrated oven and grill, four ring gas hob, display cabinets and wall units, breakfast bar with a granite top, granite upstands and kickboards. UPVC double glazed window to the rear, central heating radiator, door into utility room, door into office/ art studio.

### OFFICE/ ART STUDIO

10'11" x 7'7" [3.35m x 2.32m]

Laminate floor, UPVC double glazed window to the side, central heating radiator, coving to the ceiling.

### UTILITY ROOM

6'1" x 7'7" [1.87m x 2.33m]

Wall and base units with granite worksurface over, granite upstands, plumbing for washer and space for dryer, space for fridge/ freezer. Central heating radiator, coving to the ceiling, recess set in spotlights, UPVC double glazed windows to the side. Door into garden room/ dining room.

### DINING ROOM

9'10" [max] x 9'0" [max] [3.0m [max] x 2.75m [max] ]

UPVC double glazed French doors to the rear, UPVC double glazed window to the side, central heating radiator, coving to the ceiling, laminate floor.

### SHOWER ROOM

4'9" x 11'0" [1.47m x 3.36m]

Low flush W.C., wash basin, corner shower cubicle with body jets and separate attachments, contemporary portrait radiator with inset mirror, spotlights. Door to storage cupboard.

### SITTING ROOM/ GAMES ROOM

7'4" x 13'7" x 15'8" [2.26m x 4.16m x 4.79m]

A versatile additional room providing valuable additional space suitable for a variety of different uses, with UPVC double glazed French doors and side panels to the front, two further frosted UPVC double glazed windows, central heating radiator. Door to boiler room/ storage room. Granite skirting and architrave.



### FIRST FLOOR LANDING

Loft access, coving to the ceiling, dado rail, central heating radiator. Door to four bedrooms and house bathroom.

### BEDROOM ONE

11'11" x 12'5" [3.64m x 3.80m]

Fitted double wardrobes with sliding doors, spotlights. UPVC double glazed window to the front, central heating radiator, door to en suite shower room.



### EN SUITE SHOWER ROOM

6'0" x 4'2" x 7'6" [1.83m x 1.28m x 2.29]

UPVC double glazed window to the front, chrome towel radiator, spotlights. Shower cubicle with mixer shower and separate attachments, low flush W.C., wash basin with storage cupboards under.



### BEDROOM TWO

11'11" x 12'5" [max] x 10'3" [min] [3.65m x 3.80m [max] x 3.13m [min]]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.

### BEDROOM THREE

11'11" x 8'1" [3.64m x 2.47m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling.



### BEDROOM FOUR

11'11" x 8'1" [max] x 4'9" [min] [3.64m x 2.48m [max] x 1.47m [min] ]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.

### BATHROOM

8'1" x 8'5" [2.48m x 2.57m ]

Frosted UPVC double glazed window to the rear, heated chrome towel radiator, fully tiled walls, coving to the ceiling, spotlights, wood effect floor. Low flush W.C., wash basin with vanity unit underneath, large sunken ceramic tiled bath.

### OUTSIDE

To the front there is a lawned garden with shrubs and plants bordering and a tarmac driveway providing ample off road parking and a EV electric car charger. To the rear there is a good sized lawned garden with plants and shrubs bordering incorporating a flagged patio area ideal for outdoor dining purposes. Outside taps to the front and 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.

### EPC RATING

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

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.