



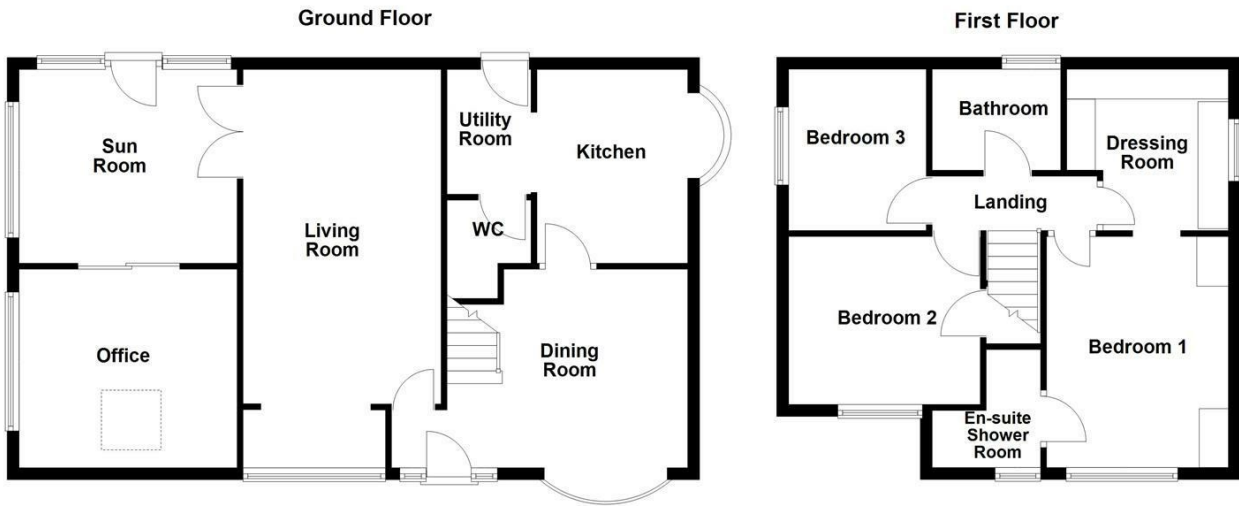
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

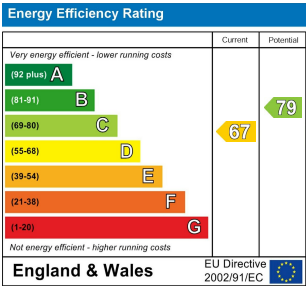


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



17 High Meadows, Walton, Wakefield, WF2 6TN

For Sale Freehold £425,000

Nestled in a pleasant cul-de-sac within the highly sought after area of Walton is this impressive and extended three/four bedroom detached home sitting on a corner plot offering generously proportioned living space, a double garage and beautifully maintained gardens.

The property is accessed via a welcoming dining room leading into a contemporary kitchen, complemented by a separate utility room, downstairs w.c., spacious living room, sun room, and a versatile office. The first floor boasts three well appointed bedrooms, including a principal suite with en suite facilities, a dressing room, and a modern house bathroom. Externally, the front features an attractive lawned garden with a stone porch entrance, while a separate driveway provides off road parking for two vehicles and leads to a detached double garage. The well designed rear garden offers a blend of relaxation and entertaining spaces, featuring a circular paved patio, pebbled garden, composite decked seating area, and an Indian stone patio.

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.



ACCOMMODATION

DINING ROOM

10'10" x 13'3" [min] x 16'3" [max] [3.32m x 4.04m [min] x 4.97m [max]]
UPVC front entrance door with frosted side panels, coving to the ceiling, laminate floor, two central heating radiators, UPVC double glazed bow window overlooking the front aspect, stairs to the first floor landing and doors to the kitchen and living room.



KITCHEN

10'7" x 8'3" [3.25m x 2.52m]
Range of high gloss wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, integrated dishwasher, integrated oven and grill with four ring gas hob and cooker hood.
UPVC double glazed bow window overlooking the side aspect, coving to the ceiling, laminate tiled floor, central heating radiator and feature archway into the utility room.

UTILITY

4'8" x 6'10" [1.43m x 2.09m]
Range of high gloss wall and base units with laminate work surface over and

integrated fridge/freezer. Composite rear entrance door, matching cupboard housing the combi condensing boiler, inset spotlights, laminate tiled floor, coving to the ceiling and door providing access to the downstairs w.c.

W.C.

5'4" x 4'8" [max] x 2'8" [min] [1.63m x 1.44m [max] x 0.83m [min]]
Wall hung wash basin with mixer tap, low flush w.c., extractor fan and central heating radiator.

LIVING ROOM

18'1" [min] x 21'10" [max] x 10'9" [5.53m [min] x 6.68m [max] x 3.30m]
Coving to the ceiling, UPVC double glazed window overlooking the front aspect, two central heating radiators, double timber doors providing access into the sun room and gas fire on a marble hearth with marble matching interior and wooden decorative surround.



SUN ROOM

12'0" x 10'6" [3.67m x 3.22m]
Vaulted ceiling with inset spotlights, timber double glazed windows to the side and rear, laminate flooring, central heating radiator, sliding timber doors to the office and UPVC double glazed door to the rear garden.



OFFICE

9'7" x 12'0" [2.94m x 3.67m]
Timber double glazed window to the rear aspect, laminate flooring, central heating radiator, timber double glazed velux window to the pitch sloping ceiling with inset spotlights.

FIRST FLOOR LANDING

Inset spotlights, loft access and doors to three bedrooms, dressing room and bathroom.

BEDROOM ONE

12'8" x 10'0" [3.88m x 3.07m]
UPVC double glazed window overlooking the front elevation, central heating radiator, inset spotlights, coving to the ceiling, fitted single wardrobe and bedside cabinets. Feature archway providing access into the dressing room and door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

2'10" [min] x 5'10" [max] x 6'5" [0.87m [min] x 1.80m [max] x 1.98m]
Three piece suite comprising large wash basin with mixer tap, concealed cistern low flush w.c. and enclosed shower cubicle with mixer shower. Fully tiled walls and floor. UPVC cladding with chrome strips to the ceiling and inset spotlights. Extractor fan, chrome ladder style radiator and UPVC double glazed frosted window overlooking the front elevation.

DRESSING ROOM

6'11" x 6'10" [2.11m x 2.10m]
Range of fitted wardrobes, fitted dressing table, central heating radiator, inset spotlights, coving to the ceiling and UPVC double glazed window overlooking the side elevation.

BEDROOM TWO

9'1" x 10'11" [2.77m x 3.34m]
Laminate flooring, UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling and airing cupboard.

BEDROOM THREE

7'10" x 8'9" [2.41m x 2.67m]
UPVC double glazed window overlooking the side elevation and central heating radiator.

BATHROOM/W.C.

5'7" x 7'0" [1.72m x 2.14m]
Three piece suite comprising panelled bath with mixer tap and mixer shower, low flush w.c. and wash basin with mixer tap. Fully tiled walls and floor. UPVC cladding with chrome strips to the ceiling and inset spotlights. Extractor fan, chrome ladder style radiator, UPVC double glazed frosted window overlooking the side elevation.



OUTSIDE

To the front and side are attractive lawned gardens with paved pathway leading to Yorkshire stone covered porch with UPVC double glazed window. To the rear is a driveway providing off road parking for two vehicles and a detached double garage with electric door. A timber gate provides access to the rear garden from the driveway. Within the rear garden is a composite decked patio area, circular paved seating area with pebbled garden and Indian stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed.



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.