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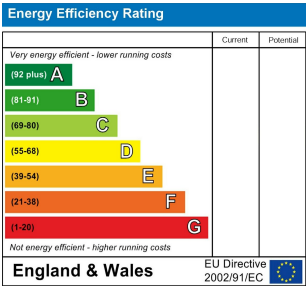


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 149 Oakenshaw Lane, Walton, Wakefield, WF2 6NL

### For Sale Freehold £400,000

Situated on the popular Oakenshaw Lane is this superbly presented end terrace property benefitting from front and rear gardens and driveway parking. Since purchasing the property the vendor has invested in plenty of external improvements including windows, door and boiler (with certificates available on request).

The property briefly comprises of an entrance hall, living room, dining room through to extended kitchen with utility, boot room and w.c. The first floor landing has access to two bedrooms and a four piece family bathroom/w.c. with the second floor housing a further bedroom with en suite shower room/w.c. Externally to the front there is an easy to maintain front garden and to the rear, there is a flagged patio seating area, easy to maintain lawns with access to a detached garage and rear driveway parking.

Situated in Walton this property is ideally located for all local shops and amenities including well regarded schools. Whilst only being a short drive away from Wakefield city centre for those looking to commute further for work.

Boasting plenty of character and modern throughout this property would make a superb family home and a viewing is highly recommended.



## ACCOMMODATION

### PORCH

Wood door leading through to the porch and an internal half glazed door into the hallway.

### HALL

Wood flooring throughout, gas central heating radiator and doors leading through to the living room and kitchen/diner.

### LIVING ROOM

12'3" x 13'1" [3.74m x 3.99m]  
Wood framed double glazed bay sash windows to front elevation with colonial wooden shutters and feature style radiator below. Open feature fireplace with marble surround. Wall lights.



### DINING ROOM

14'0" x 13'1" [4.28m x 4.01m]  
UPVC double glazed window to the side elevation, wood effect laminate flooring, gas central heating radiator, spotlights to the ceiling and door leading down to the cellar. Opening through to the kitchen.



### KITCHEN

14'2" x 11'6" [4.33m x 3.53m]  
Three Velux windows and aluminium bi-folding doors to the rear elevation leading out to the rear garden. Modern fitted kitchen with an array of wall and base units for storage including floor to ceiling larder, integrated fridge/freezer, integrated double oven, integrated dishwasher and central island with storage, induction hob and extractor fan. Integrated microwave, ceramic tiles, spotlights to the ceiling, gas central heating radiator and stainless steel sink and drainer unit with mixer tap.

### UTILITY

6'3" x 7'5" [1.93m x 2.28m]  
Array of wall and base units for storage, stainless steel sink and drainer unit with mixer tap, space for a washing machine and dryer. Integrated freezer and integrated wine cooler, spotlights to the ceiling, central heating boiler and opening through to the boot room.

### BOOT ROOM

5'9" x 6'4" [1.76m x 1.94m]  
Composite side door leading to the rear garden, spotlights to the ceiling and Velux window. Bench seating with shoe storage below and coat hooks above. Door leading to a downstairs w.c.

### W.C.

6'3" x 2'9" [1.93m x 0.86m]  
UPVC double glazed frosted window to the rear elevation, vanity wash hand basin unit, low flush w.c., gas central heating radiator, partially tiled walls, extractor fan and spotlights to the ceiling.

### CELLAR

9'9" x 4'3" [2.98m x 1.30m]  
Storage cellar with light and power.

### FIRST FLOOR LANDING

Gas central heating radiator and access to two bedrooms and family bathroom/w.c. Staircase leading up to second floor.

### BEDROOM TWO

16'2" x 12'9" [4.94m x 3.90m]  
Three double glazed sash windows to the front elevation, gas central heating radiator and spotlights to the ceiling. The vendors advise us that this bedroom was originally two bedrooms and potential purchasers could convert back into two bedrooms to provide a fourth bedroom if wished.



### BEDROOM THREE

14'0" x 10'7" [4.29m x 3.23m]  
UPVC double glazed window to the rear elevation and gas central heating radiator.

### BATHROOM/W.C.

10'9" x 8'11" [3.28m x 2.72m]  
UPVC double glazed frosted window to the rear elevation. Four piece suite comprising walk in shower with inset waterfall shower and wall mounted hand held shower. Freestanding bath with hand held shower attachment, vanity wash hand basin, low flush w.c. and further storage to the wall with under lights. Chrome style ladder radiator, spotlights to the ceiling and fully tiled walls.



### SECOND FLOOR

Access to the principal bedroom and en suite shower room/w.c.

### BEDROOM ONE

16'2" x 9'10" [4.95m x 3.0m]  
UPVC double glazed window to the side elevation, built in storage cupboards, gas central heating radiator, built in desk and built in wardrobes with storage under the eaves. Door leading through to the en suite shower room/w.c.



### EN SUITE SHOWER ROOM/W.C.

4'1" x 7'3" [1.26m x 2.21m]  
Velux window to the rear elevation, walk in shower cubicle with wall mounted and hand held shower, vanity wash hand basin unit with mixer tap, low flush w.c., spotlights to the ceiling, chrome style ladder radiator and fully tiled on the walls and floor.

### OUTSIDE

To the front of the property there is a brick wall with gated entry, an easy to maintain lawn and bush and shrub border, as well brick wall surrounding. To the rear there is a flagged patio seating area with glazed glass pergola covering, water feature, easy to maintain lawn with bush and shrub border leading to a detached garage with remote controlled electrically operated up and over door. The garage has a side door leading through to the rear garden, light, power and two windows. Shared driveway with ample space for two-three cars and electric car charger. Outside water taps to front and rear. External twin power sockets to the front and rear. The shared driveway has right of access for neighbouring properties.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.