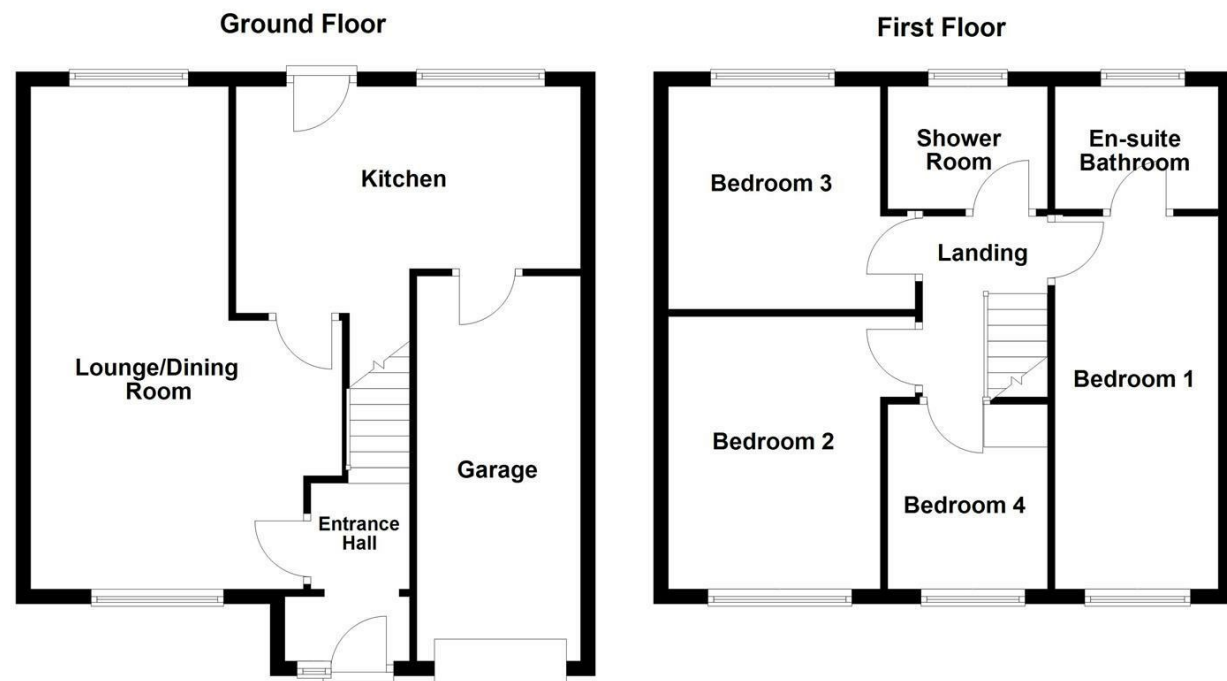




WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



6 Manor Garth, Walton, WF2 6PH

For Sale Freehold £300,000

Nestled within the highly desirable village of Walton is this extended four bedroom semi detached family home, offering well proportioned accommodation throughout and ideally suited to a growing family. Benefiting from ample reception space, a modern fitted kitchen, en suite facilities, and low maintenance gardens to both the front and rear, this property is certainly one not to be missed.

The property briefly comprises of a welcoming entrance hall with staircase to the first floor, a spacious lounge/dining room with access to the kitchen at the rear and an integral single garage. To the first floor, the landing provides access to four well sized bedrooms and a modern shower room, with the principal bedroom further enhanced by its own en suite bathroom. Externally, to the front there is a driveway providing off road parking for up to three vehicles. To the rear, the garden has been designed with ease of maintenance in mind and incorporates an artificial lawn with a raised stone paved seating area, ideal for outdoor dining and entertaining, fully enclosed by timber panelled fencing.

The property enjoys a prime location in Walton, which offers a range of local shops, pubs, and schools within walking distance. For those who enjoy the outdoors, the surrounding rural setting provides an excellent choice of countryside walks. Walton is also well connected by local bus routes, while Sandal & Agbrigg train station and Wakefield's two main stations offer direct links to major cities. The nearby M1 and M62 motorway networks make this property particularly convenient for commuters.

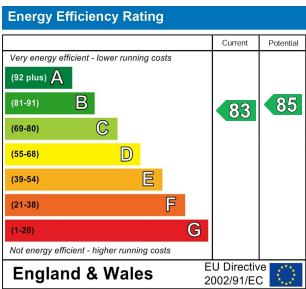
A wonderful opportunity for a variety of buyers, an internal viewing is highly recommended to fully appreciate the potential this family home has to offer.

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.



ACCOMMODATION

ENTRANCE HALL

UPVC frosted and stained glass double glazed entrance door, central heating, coving to the ceiling, door through to the large dining room and stairs to the first floor landing.

LOUNGE/DINING ROOM

22'6" x 13'11" (max) x 8'10" (min) [6.86m x 4.26m (max) x 2.70m (min)]

Two UPVC double glazed windows to the front and rear. Two central heating radiators, coving to the ceiling and a door through to the kitchen.

KITCHEN

15'5" x 13'10" (max) x 7'10" (min) [4.70m x 4.22m (max) x 2.40m (min)]

A range of modern wall and base shaker style units with laminate work surfaces over, inset stainless steel 1.5 sink with mixer tap, laminate splashbacks, and space/plumbing for a range cooker and extractor hood above. Integrated washing machine, integrated dishwasher, integrated microwave and integrated fridge/freezer. UPVC double glazed window to the rear, frosted UPVC double glazed door to the rear garden, spotlights and door through to the integral garage.



GARAGE/UTILITY

6'9" x 17'9" [2.08m x 5.42m]

Central heating radiator, power and light, roller door, and wall mounted combi boiler housed in here.

FIRST FLOOR LANDING

Loft access, coving to the ceiling and doors leading to four bedrooms and the shower room.

BEDROOM ONE

16'7" x 6'9" [5.06m x 2.06m]

UPVC double glazed window to the front, central heating radiator and a door into the en suite bathroom.



EN SUITE BATHROOM/W.C.

6'7" x 5'4" [2.02m x 1.65m]

Frosted UPVC double glazed window to the rear, extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and a panelled bath with mixer tap and electric shower attachment over with glass shower screen. Fully tiled walls.



BEDROOM TWO

12'3" x 11'4" (max) x 8'4" (min) [3.75m x 3.47m (max) x 2.55m (min)]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and fitted wardrobes with partially mirrored doors.



BEDROOM THREE

9'10" x 11'4" (max) x 9'11" (min) [3.02m x 3.47m (max) x 3.04m (min)]

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

BEDROOM FOUR

6'7" x 8'3" [2.03m x 2.52m]

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

SHOWER ROOM/W.C.

5'5" x 5'1" [1.66m x 1.55m]

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, spotlights, low flush w.c, wash basin with mixer tap, and shower cubicle with mains shower, overhead attachment and glass screen. Fully tiled walls.



OUTSIDE

To the front is a concrete and pebbled driveway providing off road parking for up to three vehicles leading to the single integral garage. The rear garden is also low maintenance, mainly laid with artificial lawn. It incorporates a raised stone paved patio area with railway sleeper borders, perfect for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for pets and children.



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.

COUNCIL TAX BAND

The council tax band for this property is C.

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.