

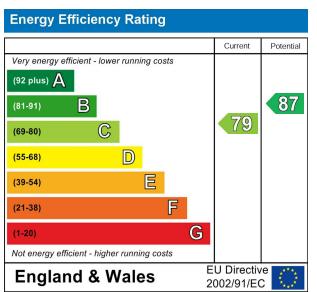
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 54B Oakenshaw Lane, Walton, Wakefield, WF2 6NH

**For Sale Freehold £375,000**

This particularly attractive three double bedroom detached home is situated in an enviable private cul de sac within the ever sought after village of Walton.

The accommodation is arranged over two floors with the ground level briefly comprising of a spacious entrance hall, lounge, study and a recently fitted, stylish kitchen/diner, further complemented by a separate utility room. The property benefits from a new boiler (installed 3 weeks ago). To the first floor there are three generous bedrooms, the principal of which boasts a beautiful dressing room. The property also benefits from a contemporary shower room.

Externally, the home occupies a generous plot with a large front garden and a detached brick built garage. The rear garden is enclosed, low maintenance, and enjoys far reaching views.

Walton offers a range of village amenities, including shops, pubs and a well regarded local school, and is conveniently placed for Wakefield city centre, with excellent transport links for those wishing to commute.



#### ACCOMMODATION

##### ENTRANCE HALL

Composite entrance door into the entrance hall with frosted UPVC double glazed windows to either side, stairs to the first floor landing, central heating radiator. Doors into the kitchen/diner, lounge, study and the downstairs W.C..

##### STUDY

11'1" x 16'8" [3.4m x 5.1m]

UPVC double glazed window to the front, wood panelling, central heating radiator. Could be used as a further bedroom.



##### LOUNGE

11'5" x 17'3" [3.5m x 5.26m]

UPVC double glazed window to the front, wood panelling, central heating radiator.



##### DOWNSTAIRS W.C.

9'5" x 16'11" [2.88m x 5.16m]

A two piece suite comprising of a low flush W.C., wall mounted vanity unit with a wash basin and chrome mixer tap. Chrome heated towel rail.

##### KITCHEN/DINER

29'11" [max] x 9'11" [9.13m [max] x 3.03m]

UPVC double glazed windows to the rear, French doors to the rear garden, central heating radiator, spotlights, door into the utility room. A range of wall and base units with solid quartz worktops over, ceramic sink and drainer with a chrome mixer tap, four ring electric hob with extractor hood over and an integrated double oven. Space for a freestanding fridge/freezer and plumbing for a dishwasher.

##### UTILITY ROOM

5'7" x 7'1" [1.72m x 2.18m]

Composite double glazed door to the side, spotlights, tiled flooring. A range of base units with worktops over, stainless steel sink and

drainer with mixer tap, space for a washing machine and tumble dryer.



##### FIRST FLOOR LANDING

Skylight, loft access. Doors to three bedrooms and the house bathroom.

##### BEDROOM ONE

10'5" x 14'8" [3.19m x 4.49m]

UPVC double glazed window to the front, central heating radiator, access through to the dressing room.



##### DRESSING ROOM

8'5" x 6'5" [2.57m x 1.97m]

UPVC double glazed window to the rear, built in rails.

##### BEDROOM TWO

6'5" x 9'3" [1.97m x 2.82m]

UPVC double glazed window to the rear, central heating radiator, a range of fitted wardrobes.



##### BEDROOM THREE

12'4" x 9'10" [3.78m x 3.0m]

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



##### BATHROOM

8'8" x 16'10" [2.66m x 5.15m]

Frosted UPVC double glazed window to the rear, spotlights, tiled walls and storage. A shower unit with an overhead shower attachment and tiled splashback, vanity unit with wash basin and chrome mixer tap, low flush W.C. with a concealed cistern.

##### OUTSIDE

The property is set on a particularly generous plot with a large mainly gravelled front garden offering a larger than average brick built garage with remote controlled door and paved patio seating area with a range of mature shrubs and plants. There is access down to either side of the property to an enclosed rear garden with far reaching views of the fields beyond. The garden features a paved patio seating area and a useful shed for storage, with fenced boundaries.



##### 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.

##### 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.