

## 1 Scholars Court, Walton, Wakefield, WF2 6UN

Hitting the market with Sarah Davidson of Kestrel Estates is a this immaculately presented 4 bed detached house for sale in Walton with a single garage. Boasting a contemporary fully fitted kitchen/dining room with integral appliances and bi-folding doors leading to the enclosed rear south facing garden.

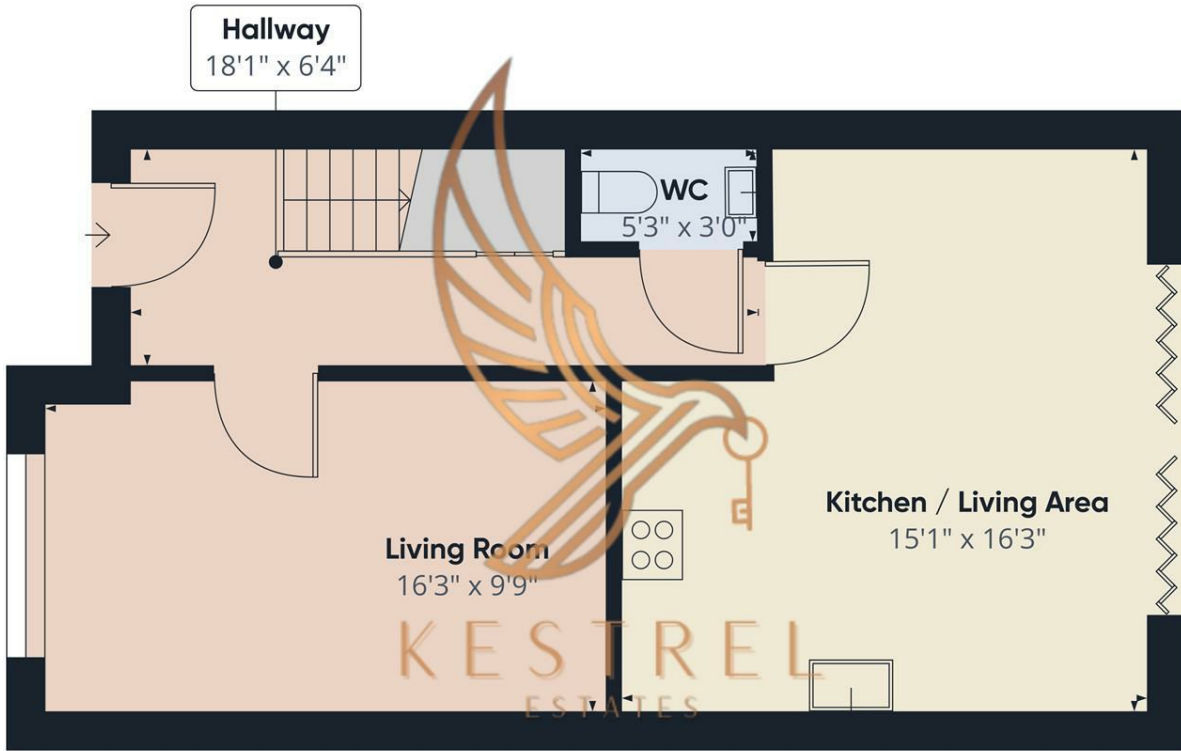
Additionally to the ground floor there is the lounge and a convenient downstairs W/C also underfloor heating. On the 2nd floor you will find the main bathroom with a bath and shower, 3 large bedrooms and fitted wardrobes. On the top floor is the generous master bedroom with en-suite and more fitted wardrobes. The property also has smart heating throughout.

Externally, the property boasts an enclosed south facing rear garden, a detached garage with power and a driveway providing off street parking making it the perfect property for growing families and won't be on the market for long!!

Book your viewing today for this 4 bed detached house for sale on Scholars Court.

**£375,000**

- STUNNING 4 BED DETACHED HOME WITH GARAGE
- FULLY FITTED MODERN KITCHEN
- BI-FOLD DOORS
- MASTER BEDROOM WITH EN SUITE
- SUNNY GARDEN
- GARAGE
- SOUGHT AFTER LOCATION
- GOOD SCHOOLS
- CLOSE TO LOCAL PARKS



Approximate total area<sup>1)</sup>  
506.98 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	