



14 THE BALK
WALTON
WAKEFIELD
WF2 6JU



HODSONS

A truly stunning home located on The Balk, Walton, one of the areas most sought after residential address's.

Tastefully presented and well appointed throughout a viewing is strongly recommended and will reveal spacious living accommodation ideal for modern family requirements.

You will enter via a most impressive reception hall which leads to a dual aspect lounge and separate dining room. There is also an office, fitted kitchen with adjacent breakfast room and separate utility room which gives direct access to the garage.

To the first floor a galleried landing leads to four sizeable bedrooms including the master bedroom which has its own en suite shower room. There is also a main family bathroom which has recently been refitted with an outstanding contemporary style suite which includes a free standing bath and separate walk in shower cubicle.

The property stands within a good size plot with well established lawned gardens to both the front and rear. To the front a block paved drive provides a significant amount of off road parking and in turn leads to the attached double garage detached . To the rear is a pleasant paved patio area, ideal for morning coffee and entertaining. The South West facing rear garden is private and enclosed and has well stocked borders.

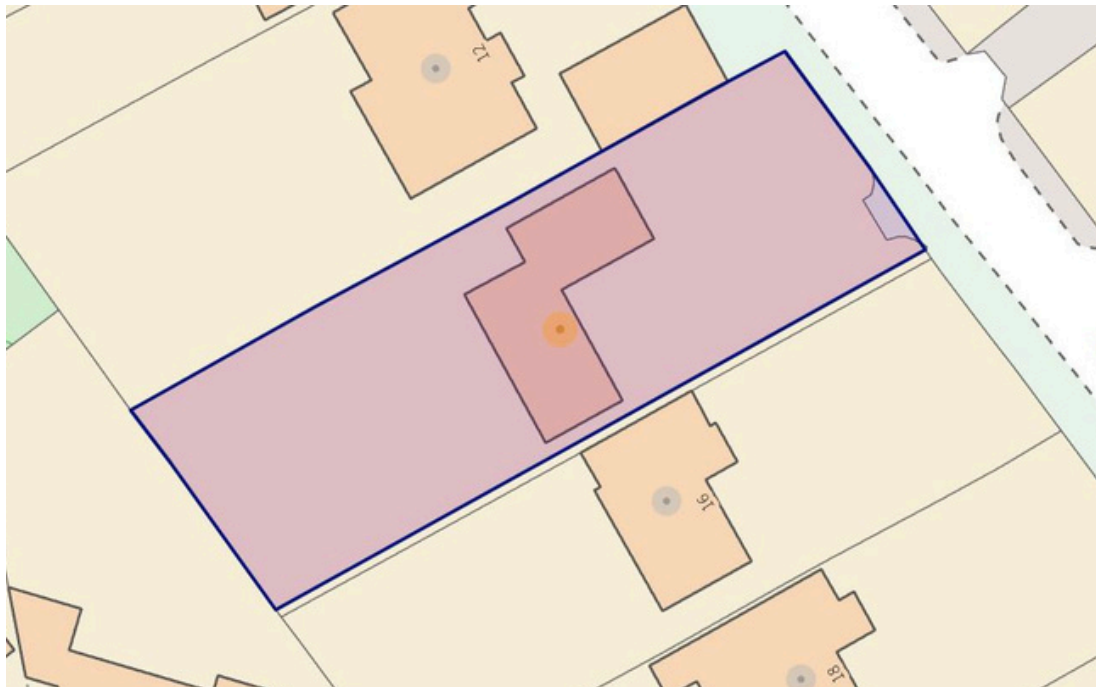
Walton is a popular semi rural village situated approximately 3 miles south of Wakefield. Well placed for commuters being within 2.5miles of the M1 and adjacent to picturesque open countryside. Viewing is recommended. The Waterton Hotel and Spa/Golf Course is located and the end of The Balk which hosts a most attractive mix of individual quality homes.

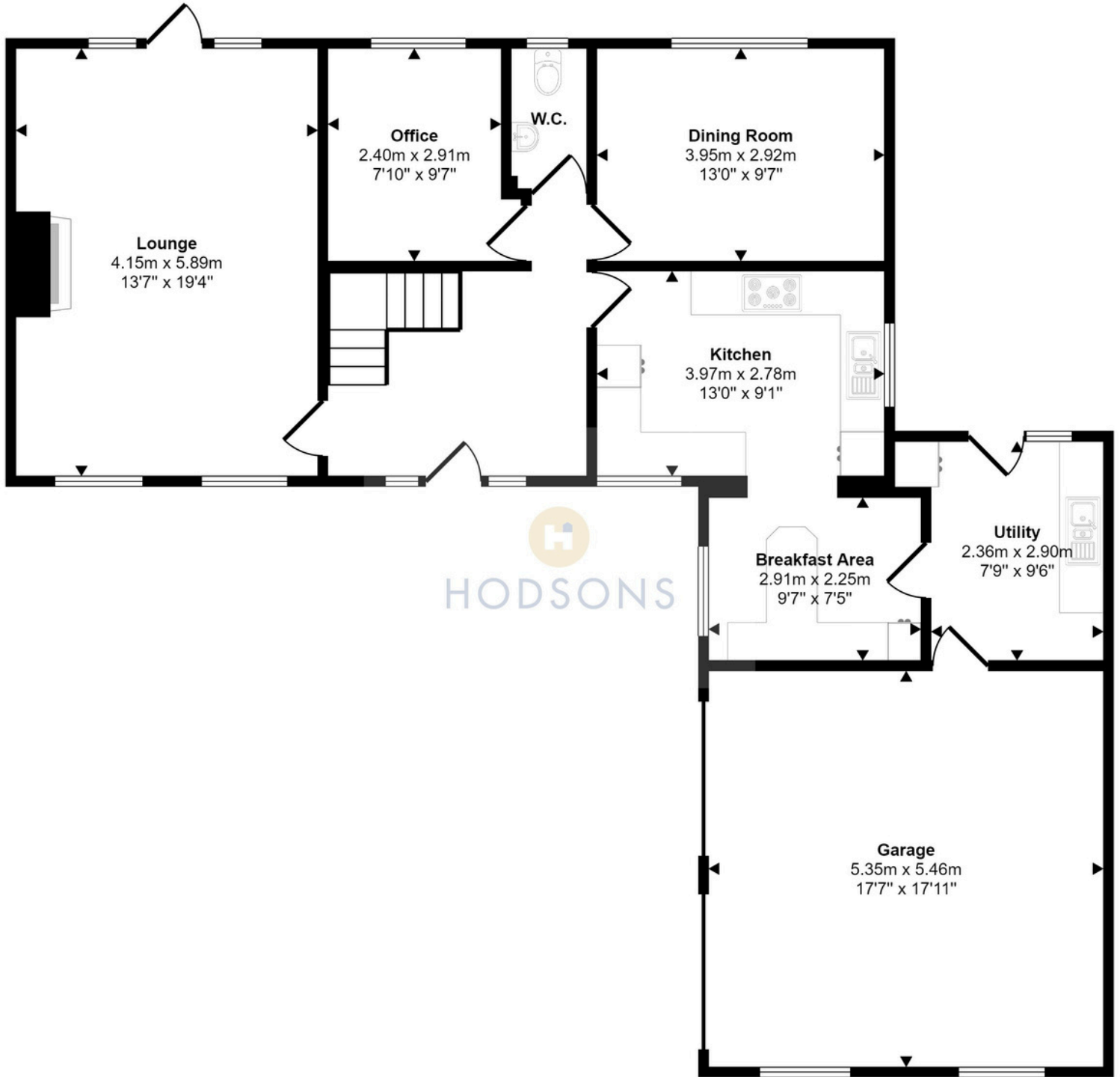






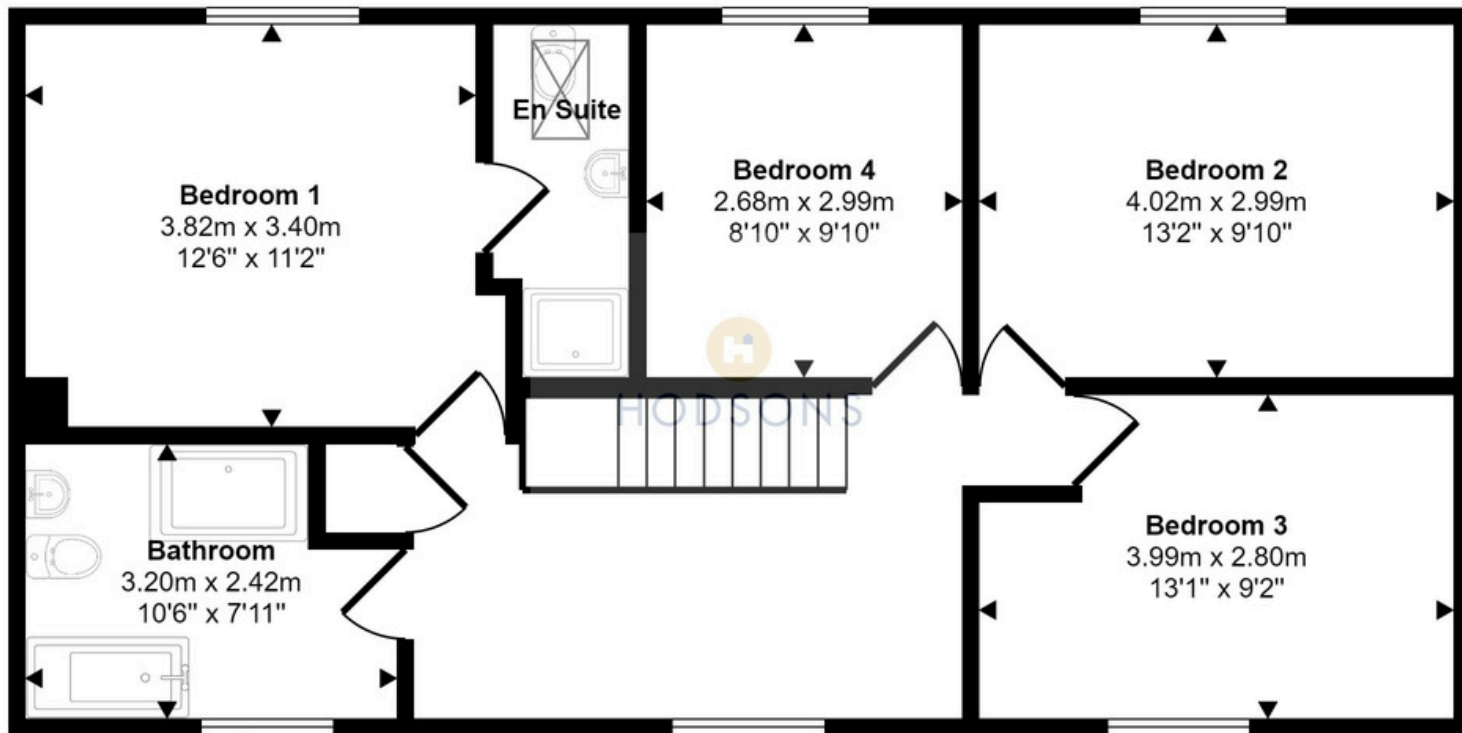






Ground Floor
 Approx 115 sq m / 1237 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

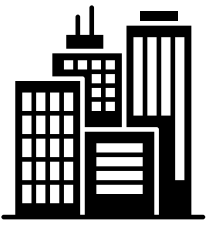


First Floor

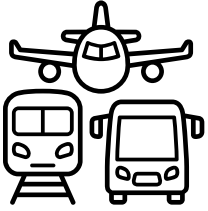
Approx 72 sq m / 777 sq ft

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



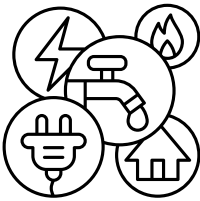
Wakefield 4 miles
Barnsley 8.4 miles
Leeds 17 miles



Sandal & Agbrigg train station 1.5 miles
M1 Junction 39 2.6 miles
Leeds Braddford Airport 17 miles



**Broadband estimated speeds Standard 9
mbps Superfast 80mbps**



Services, Connected to mains water, electricity, drainage and gas



Wakefield Council Band G



Viewings - Strictly by appointment only



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