

**Dining Kitchen**

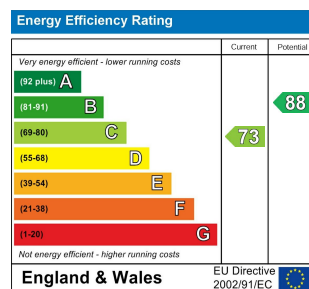
**Living Room**

The floor plan shows a rectangular layout. On the left side, there are two bedrooms: 'Bedroom 2' at the top and 'Bedroom 1' at the bottom. To the right of Bedroom 2 is a 'Bathroom'. To the right of Bedroom 1 is a 'Dressing Room'. A central hallway with two door swings connects the bedrooms and the bathroom/dressing room. A staircase is located between the Bathroom and the Dressing Room.

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.

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## For Sale Freehold Asking Price £160,000

The property is equipped with a gas fired central heating system and sealed unit double glazed windows throughout. It is approached via a welcoming entrance hall which leads into a well proportioned living room overlooking the front aspect. Spanning the rear of the property is a dining kitchen fitted with a wide range of units, with a rear porch providing access to the garden. To the first floor, the principal bedroom features a walk in dressing room, alongside a further well proportioned bedroom to the rear and a house bathroom. Externally, there is a neat garden to the front and an enclosed courtyard garden to the rear. A pathway leads to the rear lane, which provides access to the garage.

The property is ideally located within easy reach of Walton village shops, well regarded schools and recreational facilities. A broader range of amenities can be found in nearby Wakefield city centre, which also offers a mainline railway station and convenient access to the national motorway network.



#### ACCOMMODATION

##### ENTRANCE HALL

UPVC front entrance door leads into the entrance hall with central heating radiator and staircase leading to the first floor.

##### LIVING ROOM

12'9" x 10'9" [3.90m x 3.30m]

Large window to the front elevation, double central heating radiator, wood effect laminate flooring and feature fireplace with grate for an open fire.



##### DINING KITCHEN

14'1" x 13'1" [4.30m x 4.00m]

Fitted with a range of wooden fronted wall and base units with tiled worktops incorporating a stainless steel sink unit and four ring gas hob, built in oven, space and plumbing for washing machine, space for tall fridge freezer, former fireplace and useful under stairs storage cupboard. Window overlooking the rear garden, external door to the rear porch, central heating radiator and ceramic tiled floor.

##### REAR PORCH

4'11" x 4'7" [1.50m x 1.40m]

External door leading out to the rear garden.

##### FIRST FLOOR LANDING

Provides access to the loft hatch and all first floor rooms.

##### BEDROOM ONE

13'1" x 10'9" [4.00m x 3.30m]

Window to the front elevation and central heating radiator.



##### DRESSING ROOM

5'10" x 5'6" [1.80m x 1.70m]

Window to the front elevation, fitted shelving, ceramic tiled floor and vanity wash basin with cupboards beneath.



##### BEDROOM TWO

13'1" x 7'10" [4.00m x 2.40m]

Window to the rear overlooking the garden and beyond, central heating radiator and fitted double fronted cupboard with cupboards above housing the Ideal Logic gas fired combination boiler.



##### BATHROOM/W.C.

10'2" x 5'10" [3.10m x 1.80m]

Fitted with a three piece white and chrome suite comprising panelled bath with electric shower over and glazed screen, pedestal wash basin and low flush w.c. Frosted window to the rear elevation and central heating radiator.



##### OUTSIDE

Externally, to the front is a neat garden with paving, planted beds and hand gate to the lane. To the rear is a larger enclosed garden, mainly paved with a small lawn and useful brick built outhouse, with hand

gate leading to the rear lane. Across the rear lane is a garage, being the one with the back door closest to the property.



##### 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.