



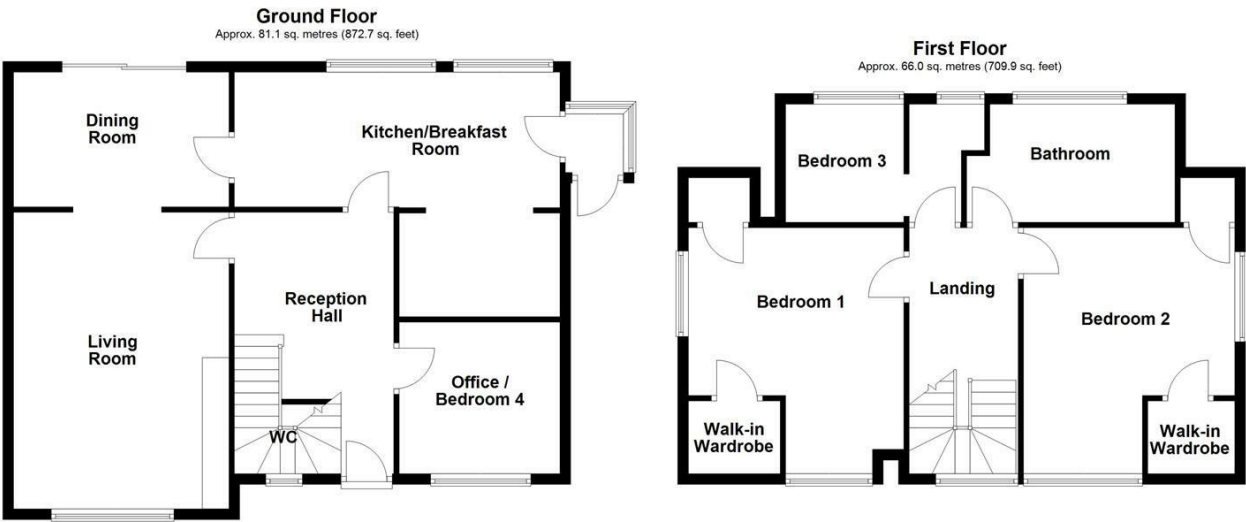
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

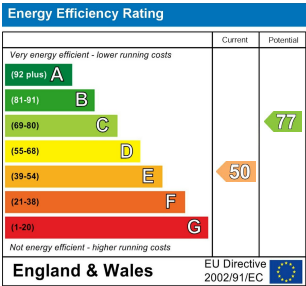


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



72 The Balk, Walton, WF2 6JX

For Sale Freehold £650,000

A superb opportunity to acquire this three/four bedroom detached dormer bungalow, ideally positioned in the highly sought after area of Walton, close to Waterton Park Golf Club, and enjoying open aspect views to the rear.

The property offers spacious and well appointed accommodation, comprising a large reception hall with access to a downstairs WC, bedroom four/home office, and a modern fitted L shaped kitchen breakfast room featuring a central island, integrated appliances, breakfast bar, and wine cooler. The kitchen provides access to a side porch and flows through to the dining room, which benefits from sliding doors to the rear garden and an open feature archway into the generous living room, complete with a multi fuel cast iron burner. To the first floor are three well proportioned bedrooms and a contemporary four piece house bathroom. Bedrooms one and two benefit from walk-in and built-in wardrobes. Externally, a tarmac driveway provides off street parking for two vehicles and leads to an attached single tandem garage with power and lighting. The front garden is mainly laid to lawn with privet hedging and a central paved pathway to the entrance. To the rear, an attractive enclosed garden features a paved patio ideal for alfresco dining, a well maintained lawn, planted borders, and hedged boundaries, all enjoying open views over adjoining fields.

The property is conveniently located within walking distance of local amenities and schools, with excellent transport links to Wakefield and easy access to the M1 and M62 motorway networks, making it ideal for commuters. Early viewing is highly recommended to fully appreciate the quality and setting of this home.

The property also offers excellent development potential, presenting a fantastic opportunity for buyers to suit their individual requirements [subject to the necessary planning permissions].



ACCOMMODATION

RECEPTION HALL

9'11" x 16'0" (max) x 11'5" (min) [3.03m x 4.90m (max) x 3.50m (min)]

A composite front entrance door leads into the reception hall, featuring laminate flooring, coving to the ceiling, two wall lights, and two central heating radiators. A staircase with handrail rises to the first floor landing, with doors providing access to the downstairs WC/cloakroom, living room, modern fitted kitchen breakfast room, and bedroom four/office.

OFFICE/BEDROOM FOUR

9'11" x 9'4" [3.03m x 2.85m]

UPVC double glazed window to the front aspect and central heating radiator.



DOWNSTAIRS W.C./CLOAKROOM

6'3" x 7'2" (max) x 4'3" (min) [1.91m x 2.19m (max) x 1.30m (min)]

Fitted with a wash basin with mixer tap and tiled splashback, set within high gloss units with chrome handles, low flush WC, laminate flooring, coving to the ceiling, and a timber single glazed frosted circular window to the front aspect.

KITCHEN BREAKFAST ROOM

20'2" x 17'3" (max) x 8'3" (min) [6.16m x 5.26m (max) x 2.53m (min)]

A spacious kitchen fitted with a range of high gloss wall and base units with laminate work surfaces and tiled splashbacks. Features include two UPVC double glazed

windows overlooking the rear with open aspect views, integrated twin Neff oven and grill, Bosch induction hob with extractor above, integrated fridge and freezer, full size Bosch dishwasher, and Bosch washing machine. A central island incorporates a CDA wine cooler and breakfast bar seating. Laminate flooring, inset spotlights, plinth lighting, and a composite door leading to the side porch. A further door provides access to the dining room.

SIDE PORCH

3'8" x 3'8" [1.14m x 1.13m]

With two UPVC double glazed windows and a UPVC door to the front aspect.

DINING ROOM

13'3" x 7'11" [4.05m x 2.42m]

UPVC sliding patio doors leading to the rear garden, coving to the ceiling, central heating radiator, wall light, and feature archway opening into the living room.



LIVING ROOM

18'3" x 13'3" [5.58m x 4.04m]

A spacious reception room with two central heating radiators, four wall lights, a multi fuel cast iron burner set on a slate tiled hearth, coving to the ceiling, and a UPVC double glazed window to the front aspect.



FIRST FLOOR LANDING

Featuring a UPVC double glazed window to the front elevation, coving to the ceiling, central heating radiator, loft access (with lighting and partial boarding), and doors to two bedrooms, an opening to bedroom three and the house bathroom.

BEDROOM ONE

13'3" x 15'1" (max) x 10'3" (min) [4.04m x 4.61m (max) x 3.14m (min)]

Dual aspect room with two UPVC double glazed windows (front and side elevations), coving to the ceiling, central heating radiator, and doors to a walk in wardrobe and a built in wardrobe with lighting.



BEDROOM TWO

13'2" x 15'1" (max) x 10'4" (min) [4.03m x 4.61m (max) x 3.16m (min)]

Dual aspect room with two UPVC double glazed windows (front and side elevations), coving to the ceiling, central heating radiator, and doors to a walk in wardrobe and a built in wardrobe.



BEDROOM THREE

7'3" x 4'1" (max) x 2'9" [2.21m x 1.25m (max) x 0.84m]

Currently utilised as a dressing area with UPVC double glazed frosted window to the rear elevation, central heating radiator.

BATHROOM

7'1" x 11'0" [2.18m x 3.37m]

A modern four piece suite comprising panelled bath with chrome mixer tap, walk in shower cubicle with chrome fittings and dual glass screens, wash basin set within high gloss vanity units, and low flush WC. Fully tiled walls, inset spotlights, extractor, UPVC double glazed frosted window to the rear, and laminate flooring.



OUTSIDE

Externally, the property benefits from a tarmac driveway providing off road parking for two vehicles, leading to an attached single tandem garage with power and lighting. The front garden is mainly laid to lawn with privet hedging and a paved pathway leading to the covered entrance porch. A side pathway leads to the rear garden, which features a large paved patio area ideal for outdoor dining, a well maintained lawn, planted borders, and hedged boundaries, all enjoying open aspect views over the fields beyond.



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.