



Offers over £500,000

TENURE : FREEHOLD

Walton Station Lane, Sandal, WF2

Bedrooms : 4

Bathrooms : 3

Reception Rooms : 4

Prestigious detached executive family home

Four well-proportioned bedrooms

Three modern bathrooms including en suite and ground floor shower room

Four spacious and versatile reception rooms

Stylish breakfast kitchen with granite work surfaces

Private and enclosed rear garden with patio area

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
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01924 249349

**MoveNow
Properties**

Website: <https://movenowproperties.com>

MoveNowProperties are delighted to present this substantial four bedroom detached family home. Available with NO CHAIN. Ideally positioned in the highly sought after area of Sandal. Offering generous and versatile living accommodation, modern bathroom facilities, and attractive gardens, this impressive home is perfectly suited to growing families seeking both space and convenience.

Entrance Hall

A welcoming and spacious entrance hall providing an excellent first impression, featuring stairs to the first floor and access to the main living areas. The tasteful presentation and generous proportions immediately highlight the quality of the home.

Living Room

Measurements: 24'10" x 11'11" (7.58m x 3.64m)

A beautifully presented and particularly spacious principal reception room, benefitting from a large bay window to the front and French doors opening onto the rear garden. The feature fireplace creates an attractive focal point, while the dual aspect allows plenty of natural light, making this an ideal space for both relaxing and entertaining.

Sitting Room / Games Room

Measurements: 15'9" x 13'8" (4.79m x 4.16m)

A highly versatile additional reception room, currently used as a games room, offering flexibility to suit a variety of needs such as a second sitting room, playroom or family room. French doors to the front enhance the sense of space and light.

Breakfast Kitchen

Measurements: 14'10" x 8'11" (4.51m x 2.71m)

The breakfast kitchen is both stylish and practical, fitted with a comprehensive range of wall and base units complemented by quality granite work surfaces and breakfast bar seating. Integrated appliances and views over the rear garden make this an ideal space for everyday family life.

Utility Room

Measurements: 7'8" x 6'2" (2.33m x 1.87m)

A practical and well-equipped utility room providing additional storage with quality granite work surfaces, appliance space, and access to the rear, helping to keep the main kitchen area organised.

Garden Room

Measurements: 9'10" x 9'0" (3.00m x 2.75m)

Positioned to overlook the garden, this additional reception room is ideal for those working from home, or equally suitable as a hobby room, studio, or study with French doors offering direct access to the patio and outdoor seating area.

Dining Room

Measurements: 11'0" x 7'7" (3.35m x 2.32m)

A valuable addition to the home, the dining room provides a pleasant setting for family meals and entertaining guests.

Ground Floor Shower Room

Measurements: 11'0" x 4'9" (3.36m x 1.49m)

Fitted with a modern suite including shower cubicle, wash basin and W.C., offering added convenience for family living and guests.

First Floor Landing

A spacious landing providing access to all bedrooms and the house bathroom.

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Bedroom One

Measurements: 11'11" x 12'5" (3.64m x 3.8m)

An impressive principal bedroom offering generous proportions, fitted wardrobes, and a modern en suite shower room, creating a comfortable and private retreat.

En Suite Shower Room

Measurements: 7'6" x 6'0" (2.29m x 1.83m)

Stylishly fitted with contemporary fixtures including shower enclosure, wash basin and W.C.

Bedroom Two

Measurements: 12'6" x 12'0" (3.80m x 3.65m)

A further spacious double bedroom, tastefully presented and ideal for family members or guests.

Bedroom Three

Measurements: 11'11" x 8'1" (3.64m x 2.47m)

A well-proportioned bedroom enjoying pleasant natural light, suitable for a variety of uses.

Bedroom Four

Measurements: 11'11" x 8'2" (3.64m x 2.48m)

A comfortable fourth bedroom, ideal as a child's room, guest room, or additional home office.

Family Bathroom

Measurements: 8'5" x 8'2" (2.57m x 2.48m)

A modern and well-appointed family bathroom fitted with a quality suite including sunken bath, vanity unit, and contemporary fittings.

Outside

To the front, the property is set back from the road with an attractive lawned garden and a generous driveway providing ample off-road parking, along with an EV charging point.

To the rear, the property enjoys a private and enclosed garden, mainly laid to lawn with planted borders and a flagged patio area, perfect for outdoor dining, entertaining, and family enjoyment.

Situated in the highly sought after suburb of Sandal, Walton Station Lane offers an excellent balance of peaceful residential living and superb convenience. The property is ideally positioned close to Sandal & Agbrigg Railway Station, providing regular connections to Wakefield, Leeds and surrounding areas, making it ideal for commuters. The area is well regarded for its range of local amenities, including shops, cafés and well-respected schools, as well as its proximity to attractive outdoor spaces such as Pugneys Country Park and Newmillerdam Country Park, both perfect for walking and leisure. Wakefield city centre is also just a short distance away, offering a wider selection of shopping, dining and cultural attractions. Overall, this location remains highly popular with families and professionals alike due to its strong community feel, excellent transport links and easy access to both countryside and city amenities.

EPC Rating: C

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band F

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

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Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road., private drive for several vehicles

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

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

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Vendor Q&A's

All the answers provided below have been supplied directly by the seller of the property and are believed to be accurate. The estate agent accepts no responsibility for the accuracy of these responses. They are provided solely for the information of prospective buyers, who are advised to consult their solicitor to verify any details or queries.

Q: Why is the owner selling?

A: Retirement Option

Q: How long have they lived there?

A: 6 years

Q: Is the seller in a chain?

A: Not at the moment, considering renting.

Q: How quickly is the seller hoping to move?

A: ASAP

Q: What is included in the sale, fixtures, fittings, appliances?

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A: Curtains, Blinds, Carpets, Dishwasher. Others negotiable.

Q: Has the property been renovated or extended?

A: Yes, renovated throughout since we bought the house and added an en suite. Side and Rear Extension and garage conversion by previous owners.

Q: Are there any known issues? E.g. damp, structural, subsidence

A: No

Q: Does the property have a water meter, or is it on water rates?

A: Yes, water meter.

Q: What type of boiler does it have, age and when was it last serviced?

A: Combination boiler, 9 years old serviced December 2025.

Q: Is the property double glazed and well-insulated?

A: Fully double glazed and extra insulation added by us. Cavity Wall, under floor, loft and ceiling where necessary. Certificates obtained

Q: Is there loft access?

A: Yes, insulated loft hatch and loft ladder.

Q: What direction does the garden face?

A: South

Q: Is the garden private or shared?

A: Private

Q: Are there any rights of way or easements?

A: None known

Q: What is the parking situation?

A: Ample off road

Q: Driveway, garage, on street, permit?

A: Driveway

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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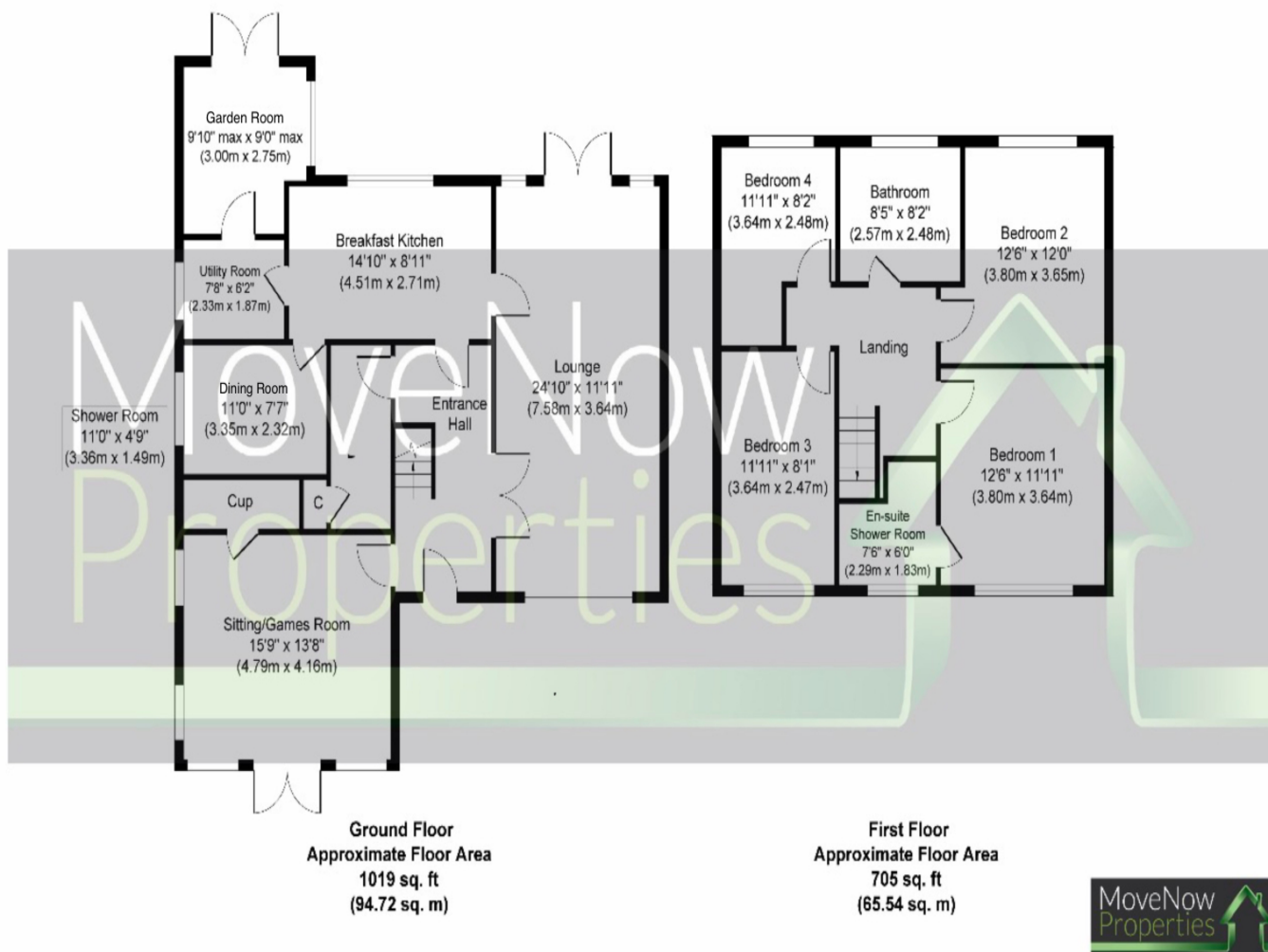
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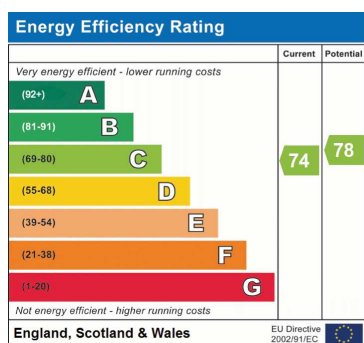






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Address: Sandal, WF2

