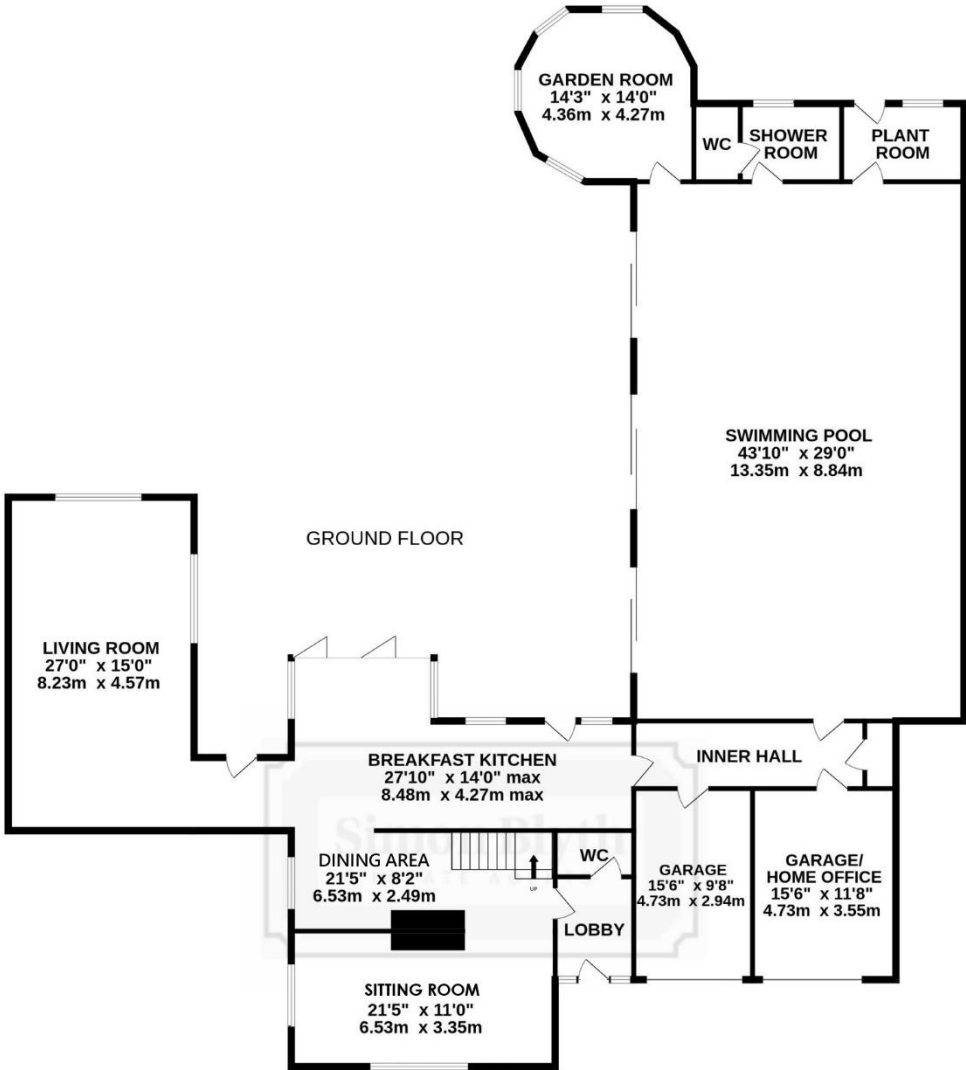
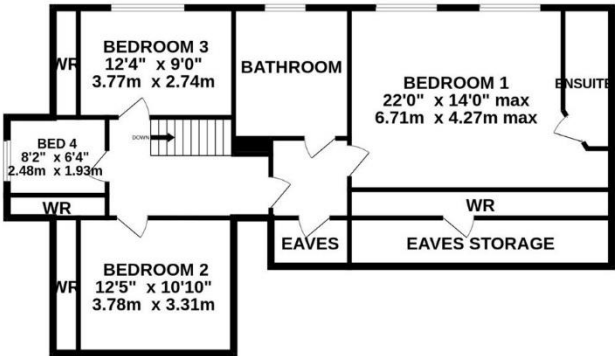


OAK VIEW, 24 WALTON STATION LANE, WF2 6HP



1ST FLOOR



WALTON STATION LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## PROPERTY DESCRIPTION

**\*\* NO ONWARD CHAIN - PART EXCHANGE MAY BE CONSIDERED \*\***

IN A BEAUTIFUL LOCATION OVERLOOKING FABULOUS FARM LAND AND SAT IN A VERY LARGE PLOT WITH BEAUTIFUL GARDENS, THIS HOME, WITH ITS LARGE INDOOR SWIMMING POOL, HAS FAMILY ACCOMMODATION AND DOUBLE GARAGE. BEAUTIFULLY PRESENTED WITH VERY LARGE WINDOWS ENJOYING THE VIEWS, THIS DELIGHTFUL AND STYLISH HOME ENJOYS THE FOLLOWING ACCOMMODATION: OPEN PLAN LIVING DINING KITCHEN PROVIDING SUPER VIEWS BOTH OF THE REAR GARDENS AND FARM LAND TO THE FRONT, ADJOINING SITTING ROOM, ONCE AGAIN WITH VIEWS OUT OVER THE GARDENS, HUGE SWIMMING POOL ROOM WITH LARGE POOL, ADJOINING PLANT ROOM, HIGH QUALITY SHOWER AND W.C. AND SUPERB HOME OFFICE/DEN. THE HOME HAS FOUR BEDROOMS, THREE OF WHICH ARE DOUBLES, BEDROOM ONE HAS SPECTACULAR VIEWS OUT OVER THE GARDENS AND AN EN-SUITE AND THERE IS A LUXURY HOUSE BATHROOM. WITH AUTOMATIC GATES AND WELL-ESTABLISHED BOUNDARIES, THE PROPERTY ENJOYS A FABULOUS AMOUNT OF PRIVACY. VIEWING IS HIGHLY RECOMMENDED.

**Offers Around £1,050,000**



## GROUND FLOOR

### ENTRANCE HALL

A six panelled timber door with glazed panels to either side gives access through to the entrance hall. This has super flooring, inset spotlighting to the ceiling and a pleasant view out over the property's front gardens. A door way gives access to the downstairs W.C.

### DOWNSTAIRS W.C.

The downstairs W.C. is fitted with a low-level W.C., pedestal wash hand basin continuation of the attractive flooring and inset spotlighting to the ceiling.





## LIVING DINING KITCHEN

*Measurements – 27'10" X 14'0" (8.48m X 4.27m)*

As the floor layout plan suggests, the living dining kitchen is open virtually from front to rear. This fabulous space enjoys huge windows and lovely views out onto the property's front, side and rear gardens. Once again with inset spotlighting and a further picture window giving a lovely view out over the gardens. The dining area leads through to the magnificent breakfast kitchen area. This has a beautiful conservatory style bay which, being fully glazed including the roof, has bi-folding doors out to the rear terrace and gardens beyond. There is an island unit with breakfast bar seating enjoying the view out over the gardens and units elsewhere which are beautifully proportioned and divided amongst this good-sized room. These are on both high and low level and incorporate a high-quality sink unit with mixer tap over, Falcon range oven in cream with the usual warming ovens, an induction hob, stainless steel splashback and matching Falcon extractor over. There is a housing point for a fridge freezer and a door giving direct access out to the rear gardens with a large picture window enjoying the view. There is a broad opening which leads through to a further lobby area, having a secondary door out to the gardens.





## SITTING ROOM

Measurements – 21'5" x 11'0" (6.53m x 3.35m)

The sitting room in particular has a stunning view out over the front aspect with long distance views over farm land where cows were gently grazing at the time of this brochure being prepared. There is inset spotlighting to the ceiling, a further picture window overlooking the property's side gardens and beautiful fields beyond. There are provisions for a wall mounted TV, an attractive dual aspect log burner on a stone hearth and this hearth continues through to the dining area side.





## DINING AREA

Measurements – 21'5" x 8'2" (6.53m x 2.49m)









## LIVING ROOM

Measurements – 27'0" x 15'0" (8.23m x 4.57m)

With continuation of the flooring, this open plan sitting area, once again, has wonderful views out over the property's rear gardens courtesy of very large windows. There is inset spotlighting to the ceiling, chandelier points and provisions for a wall mounted TV. All is well presented.







### INNER HALLWAY

With ceramic tiled flooring and inset spotlighting to the ceiling, the inner hallway is fitted with a lift giving access to the first-floor accommodation. There is a doorway leading through to the fabulous swimming pool room.

### SWIMMING POOL ROOM

*Measurements – 43'10" x 29'0" (13.35m x 8.84m)*

This enormous room has a large (33ft x 16ft) swimming pool. Beautifully presented and with generous sitting and entertainment space including an area for hot tub. There are three sets of high-quality glazed doors that give direct access and views out over the gardens. With inset spotlighting to the ceiling, this well-equipped swimming pool is served by a large, well organised plant room with Viessmann boiler and an external door and window overlooking the rear gardens. There is also an adjoining large fixed glazed screen wet room style shower with fabulous stylish wash hand basin with circular glazed bowl and mixer tap, ceramic tiling to the floor and walls, inset spotlighting to the ceiling and a window overlooking the gardens. There is a separate W.C. with, once again, ceramic tiled flooring and ceramic tiled walls, inset spotlighting and an extractor fan.







## GARDEN ROOM

Measurements –  
14'3" x 14'0" (4.36m x 4.27m)

Off the swimming pool room, a fabulous domed garden room/home office/den can be found. This has windows overlooking the gardens and spotlighting accentuating the fabulous ceiling. There is a timber boarded floor and this room is a particularly stylish one.



## FIRST FLOOR



## FIRST FLOOR LANDING

From the inner hallway, a staircase with fabulous, glazed spindles and polished timber handrails rises up to the first floor landing. This is of a good size and has a loft access point, inset spotlighting to the ceiling and attractive flooring. From the landing there is access to a useful, boarded and shelved loft space with electric lighting and ladder access. A doorway leads through to bedroom one.

## BEDROOM ONE

*Measurements – 22'0" x 14'0" (6.71m x 4.27m)*

With the continuation of the beautiful flooring, this large double bedroom has fabulous windows enjoying a view out over the property's rear gardens and neighbouring farm land. This bedroom has the receiving point for the lift. It has a full bank of in-built robes, a stylish vertical central heating radiator, inset spotlighting to the ceiling, an air-conditioning system and an en-suite.





## BEDROOM ONE EN-SUITE

The en-suite has fabulous flooring and a four-piece suite that comprises of a bidet, a low-level W.C., stylish wash hand basin with drawers beneath and a double sized shower with chrome fittings. There is a ladder style central heating radiator/towel rail in chrome and inset spotlighting to the ceiling.



## BEDROOM TWO

*Measurements – 12'5" x 10'10" (3.78m x 3.31m)*

A lovely double bedroom with a fabulous view out to the front. There is a bank of in-built robes and continuation of the high-quality flooring.









### BEDROOM THREE

Measurements – 12'4" x 9'0" (3.77m x 2.74m)

With a lovely view out over the rear gardens, this delightful double bedroom has a full bank of in-built robes, stunning views and is well presented.





## BEDROOM FOUR

Measurements – 8'2" x 6'4" (2.48m x 1.93m)

Yet again, with a stunning view, this room has a continuation of the high-quality flooring. It is a good-sized single bedroom with full width bank of windows.





## HOUSE BATHROOM

The property's bathroom is superbly appointed as the photographs demonstrate. It has a very large wet room style fixed glazed shower with fabulous fittings, a free-standing double ended bath with stylish mixer taps above, twin wash hand basins in polished stone upon a raised plinth with mixer taps above and an illuminated mirror behind. There is a low-level W.C., fabulous tiling where appropriate, inset spotlighting, a stylish chrome central heating radiator, a shaver socket and a lovely view out of the property's rear gardens and beyond.





## OUTSIDE

The property stands in a very large and impressive gardens. It has the superb position being at the end of the development and enjoying views out over the neighbouring farm land, not only it's delightful mature gardens. High quality automatically operated gate gives access through to the very long driveway. This, with a huge amount of parking and turning space, gives access to the integral double garage.

Two separate garages, both with automatically operated up and over doors both with personnel doors through to the property's accommodation and one fitted with plumbing for an automatic washing machine and space for a dryer.

The gardens to the front are well tendered and have mature shrubbery and trees with external lighting. The gardens to the side and rear must be viewed to be fully appreciated. The side garden is particularly spacious. It has attractive features, broad gateway to the driveway and is home for a large garden shed which adjoins the farm land previously described. Brick set pathway leads around to the rear terrace. This delightful courtyard style garden has the doors from the swimming pool and the home office/den overlooking. The lawned gardens continue up to the top of the garden which is principally down to grass with mature boundaries. The garden enjoys a particularly sunny southerly aspect and is exceptionally private.

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## PROPERTY VIEWING NOTES -



## PROPERTY VIEWING NOTES -

## **ADDITIONAL INFORMATION**

It should be noted that the property has gas fired central heating, an alarm system, external lighting and double glazing.

Carpets, curtains and other extras may be available by separate negotiation.

EPC rating – C

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band - G

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIME 7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 25/04/2025

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### MAIN CONTACTS

T: +44 (0)1924 361631

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [Rebecca.blyth@simonblyth.co.uk](mailto:Rebecca.blyth@simonblyth.co.uk)

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