



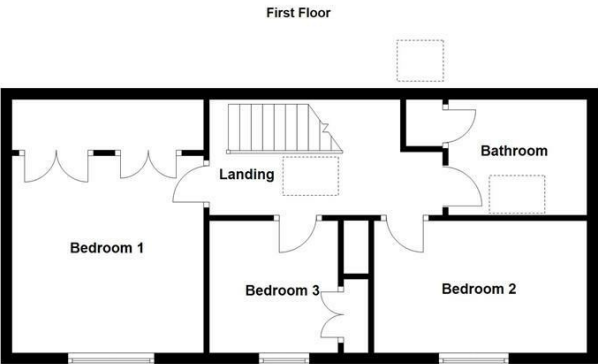
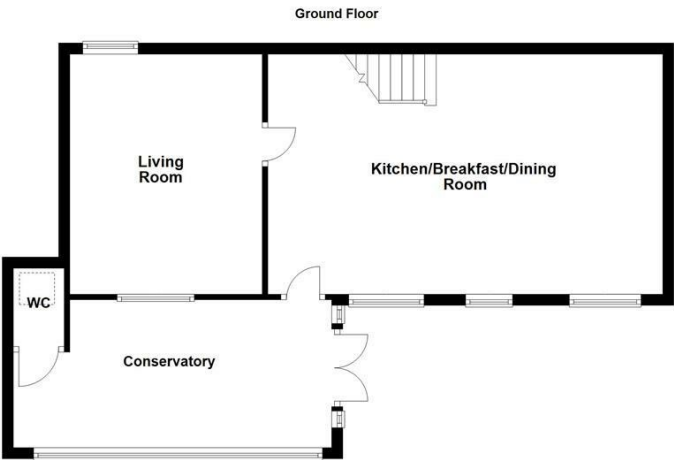
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

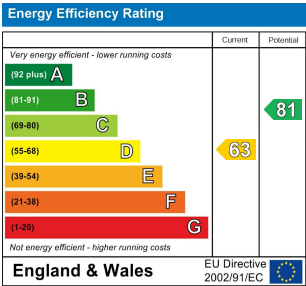


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 174 Shay Lane, Walton, Wakefield, WF2 6NP

### For Sale Freehold £395,000

A superb opportunity to acquire this delightful and charming cottage, offering a wealth of character and period features throughout. Formerly three separate cottages, the property has been thoughtfully combined to create a spacious and versatile home while retaining its unique charm.

The accommodation benefits from gas central heating and briefly comprises a welcoming living room, an open plan kitchen, breakfast and dining area, and a bright conservatory providing additional living space. To the first floor, the landing leads to three well proportioned bedrooms and a modern fitted house bathroom. Externally, the property enjoys an attractive Yorkshire stone flagged terrace garden to the front, featuring a variety of mature plants, trees, and well defined borders, along with a useful covered lean to seating area. In addition, there is off street parking for two vehicles and a garage with an electrically operated door.

Situated in a sought after part of Walton, the property occupies a convenient position close to a range of local amenities, including shops, schools, and regular bus routes. Walton Golf Course and Walton Park Hotel are nearby, with excellent countryside walks also within easy reach.

Overall, this is a fantastic home, ideally suited to a professional couple, a family, or those looking to downsize. Early viewing is highly recommended.



ACCOMMODATION

CONSERVATORY

17'11" x 8'3" [5.48m x 2.52m]

Accessed via double glazed French doors. A lean to style conservatory with fully double glazed timber framed windows to the front and timber framed French doors to the side, with additional side windows. Laminate flooring and a radiator. Door into the downstairs W.C. and the kitchen/diner.



DOWNSTAIRS W.C.

5'4" x 4'9" [1.65m x 1.47m]

Comprising a low level WC and wash hand basin set within a vanity unit. Heated towel radiator and fully tiled flooring. Exposed stonework to the walls.

OPEN PLAN KITCHEN DINING ROOM

23'0" x 13'10" [max] x 13'8" [min] [7.03m x 4.23m [max] x 4.18m [min]]

Entered via the main entrance door. A superb open plan space fitted

with a range of wall and base units featuring solid wood work surfaces incorporating a 1 1/2 bowl sink and drainer. Plumbing for a washing machine and space for a tumble dryer, dishwasher, and fridge freezer. Integrated oven, grill, and electric hob with extractor above. Solid wood flooring throughout, recessed ceiling spotlights, and double glazed timber framed windows to the front. Stairs rise to the first floor with exposed stonework. Door leading to the living room.

LIVING ROOM

11'3" x 14'4" [3.45m x 4.37m]

Featuring exposed beams to the ceiling and an exposed stone feature wall with space for a fireplace. Double glazed windows to the front and rear with the rear window being frosted, central heating radiator, spotlights to the ceiling.



FIRST FLOOR LANDING

With a double glazed timber framed window to the rear and a central heating radiator. Providing access to three bedrooms and the house bathroom.

BEDROOM ONE

12'7" x 11'4" [3.86m x 3.47m]

Double glazed window to the front, central heating radiator and built in wardrobes.



BEDROOM TWO

11'10" x 8'4" [3.61m x 2.56m]

Double glazed window to the front, central heating radiator, and loft access.



BEDROOM THREE

10'0" x 7'9" [3.07m x 2.38m]

Double glazed timber framed window to the front, central heating radiator, built-in wardrobes and internal glazed panel providing borrowed light from the landing.



BATHROOM

7'11" x 5'6" [2.43m x 1.70m]

Double glazed timber framed frosted window to the front, heated towel radiator, laminate flooring. Fitted with a concealed low level WC, wash hand basin set within vanity storage, and panelled bath, separate shower cubicle with mixer shower.



OUTSIDE

To the front is a driveway providing off street parking for multiple vehicles and leading to the garage. The rear garden is an attractive, private, enclosed space featuring Yorkshire stone flagged terraces with planted borders, ideal for entertaining.



COUNCIL TAX BAND

The council tax band for this property is D.

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.