



3 Bed
House - Semi-Detached
located in Walton

56 Brooklands Road,
Walton
Wakefield
WF2 6LZ



Offers over £240,000

*** EXTENDED FAMILY HOME *** Nestled in a tranquil cul-de-sac on Brooklands Road, this charming semi-detached house offers a delightful blend of comfort and convenience. The extended accommodation panning an impressive 1,246 square feet, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining. The well-appointed kitchen provides ample space for culinary pursuits, while the three inviting bedrooms ensure a restful retreat for the whole family.

With two modern bathrooms, morning routines will be a breeze, catering to the needs of busy households. The property is further enhanced by its picturesque views over the nearby park and fields, allowing residents to enjoy the beauty of nature right from their home.

This residence is ideally situated in Walton, Wakefield, providing easy access to local amenities and transport links, making it a perfect choice for families and professionals alike. Whether you are looking to settle down or invest, this property presents an excellent opportunity to enjoy a peaceful lifestyle in a desirable location. Don't miss the chance to make this lovely house your new home.

Entrance Hall

Double glazed composite front entrance door opens into a spacious hallway with wood effect flooring, storage and staircase off to first floor.

Living Room

19'8" x 11'10" max

This inviting living room offers a welcoming space with a feature fireplace surrounded by tasteful decor. The room benefits from a large suspended bay window that floods the space with natural light and overlooks the front garden. Neutral carpeting adds to the cosy feel, while the double doors open into an adjoining family room, creating a smooth flow through the ground floor.

Family Room and Kitchen/Breakfast Room

26'2" x 23'11" Max L-shaped

The spacious family room seamlessly connects with the kitchen/breakfast area, forming a bright and airy open-plan space. With neutral tones and a both single and French doors opening to the garden, this room offers ample natural light with three 'Velux' style roof windows and easy access to outdoor dining. The room features a practical layout with modern finishes and enough space for both relaxing and entertaining.

Shower Room

The shower room features a modern design with tiled walls and a white suite comprising a corner shower cubicle, pedestal wash basin and toilet. A small frosted window provides privacy and natural light, while the neutral colour scheme keeps the room feeling fresh and clean.

Landing

The landing leads to the bedrooms and bathroom and has a window letting in natural light. The walls are painted in muted, calming colours and simple décor creates a quiet transition space between rooms.

Bedroom 1

13'5" max x 10'4" max

The main bedroom is a peaceful retreat with soft carpeting and a large window overlooking the garden, filling the room with natural light. Neutral walls and simple furnishings create a calm environment, perfect for rest and relaxation.

Bedroom 2

11'7" x 11'6"

Bedroom 2 is comfortably sized and decorated in soft, muted tones with carpeting and a large window offering views over the garden or surrounding greenery. The room is currently used as a nursery, with neat storage and shelving creating a practical space for a child.

Bedroom 3

9'0" x 7'11"

This smaller bedroom is neutral and bright with carpeted flooring and a window overlooking the front of the house. The room currently serves as a dressing room, with a built in storage cupboard, making it a versatile space.



Bathroom

6'1" x 5'5"

The bathroom features a modern design with tiled walls and a white suite comprising a bath with overhead shower, pedestal wash basin and toilet. A small frosted window provides privacy and natural light, while the neutral colour scheme keeps the room feeling fresh and clean.

Front Exterior

The front garden is well maintained with a neatly trimmed lawn and mature shrubbery. A paved driveway runs alongside the house leading to a detached garage with power, while the garden is enclosed by fencing and low walls providing a private outdoor space.



Rear Garden

The rear garden features a large paved patio area, ideal for outdoor dining and entertaining. It is fully enclosed by wooden fencing offering privacy, with mature trees and greenery visible beyond the boundary, creating a peaceful and private outdoor space.



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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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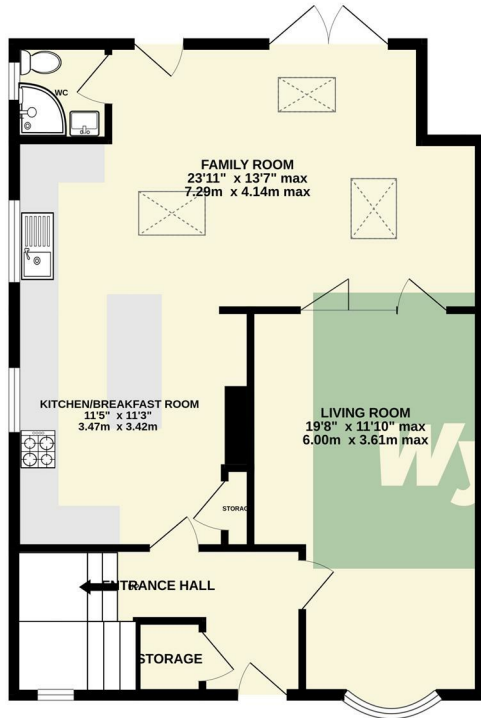
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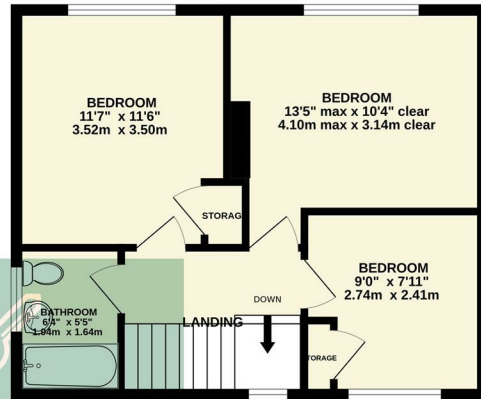
56 Brooklands Road,, Walton, Wakefield, WF2 6LZ



GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.

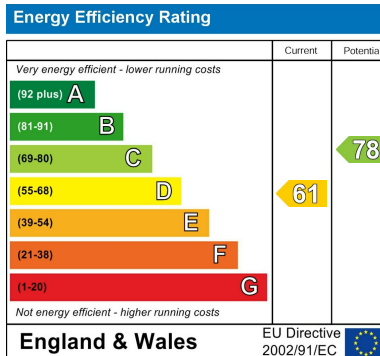


EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME

TOTAL FLOOR AREA : 1246 sq.ft. (115.7 sq.m.) approx.

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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DIRECTIONS

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