Richard Kendall Estate Agent

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2 Walton Lane, Sandal, Wakefield, WF2 6ES

For Sale Freehold £425,000

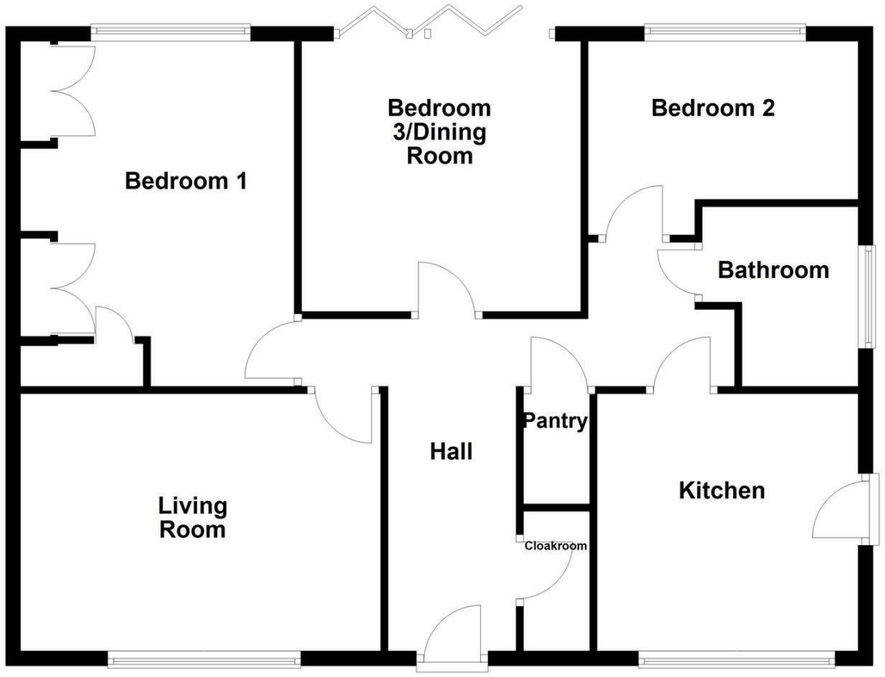
An impressive and substantial two/three bedroom detached bungalow, ideally situated in the highly desirable area of Sandal, offering spacious and versatile accommodation, beautifully presented interiors and excellent access to local amenities and transport links. This attractive home combines generous living space with flexibility, making it ideal for a range of buyers, including those looking to downsize, or families seeking single level living in a prime location.

The accommodation briefly comprises a spacious entrance hall, a modern fitted kitchen and a good sized living room. There are three versatile bedrooms rooms, one of which is currently used as a dining room and benefits from bi-folding doors opening onto the rear garden. The property is further complemented by a contemporary four piece bathroom suite and two useful storage areas. Externally, the property boasts an attractive lawned front garden and a block paved driveway providing ample off road parking with gated access to a single garage. There is a beautifully maintained south facing rear garden featuring a paved patio, lawn, raised planted borders and a water feature, ideal for outdoor entertaining.

Situated in this prime part of Sandal, the property is well placed for a range of amenities including local shops and well regarded schools. For those who enjoy outdoor pursuits, Sandal Castle and its surrounding countryside are just a short walk away. Regular bus routes provide access to Wakefield city centre, while Sandal and Agbrigg train station is within easy reach. Junction 39 of the M1 motorway is also nearby, making it ideal for commuters.

The bungalow has been well maintained throughout and offers ready to move into accommodation, making it an opportunity not to be missed. Early viewing is highly recommended.

Ground Floor

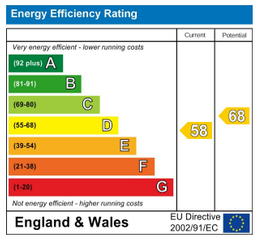


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

ACCOMMODATION

ENTRANCE HALL
Front facing solid wood glazed entrance door leading into a spacious and light entrance hall with mosaic style tiled flooring, cast iron central heating radiator, coving to the ceiling and loft access with loft ladder to boarded loft which is the length of the property (with scope for a loft conversion, subject to the necessary planning permissions). Doors lead to the cloakroom, living room, kitchen, bathroom and three bedrooms.

LIVING ROOM
15'9" x 11'3" (4.81m x 3.44m)
Front facing UPVC double glazed leaded window, feature fireplace with gas fire inset, double central heating radiator, coving to the ceiling, wall lights and ceiling rose.

KITCHEN
9'9" x 11'1" (2.99m x 3.39m)
Modern fitted kitchen with a range of wall and base units, complementary granite worktops, inset composite sink with chrome swan neck mixer tap, space for a Range Master cooker with extractor hood and coloured glass splashback. Integrated appliances include a full size dishwasher, washing machine and slimline wine fridge, with space for a freestanding fridge freezer. UPVC double glazed leaded window to the front and composite door to the side. Wood effect flooring, vertical radiator and spotlights to the ceiling.

BEDROOM ONE
15'3" x 11'10" (4.66m x 3.62m)
Rear facing UPVC double glazed window, double central heating radiator, fitted bedroom furniture, coving to the ceiling, ceiling rose and carpeted flooring.

BEDROOM TWO
11'11" max x 6'10" (3.64m max x 2.10m)
Rear facing UPVC double glazed window, double central heating radiator, coving to the ceiling and carpeted flooring.

BEDROOM THREE/DINING ROOM
12'0" max x 11'11" (3.67m max x 3.64m)
Currently used as a dining room with aluminium bifold doors opening onto the rear garden, feature stone fireplace with tiled hearth and timber mantel incorporating a log burning stove. Wood effect flooring, double central heating radiator, coving to the ceiling and ceiling rose.

BATHROOM/W.C.
7'1" max x 8'11" (2.17m max x 2.74m)
Side facing UPVC double glazed obscure window, fitted with a four piece suite comprising panel bath with chrome waterfall tap, vanity unit with wash basin, concealed W.C. and corner shower cubicle with electric shower. Fully tiled walls and flooring, spotlights to the ceiling and chrome heated towel rail.

OUTSIDE
Set on a generous plot with an attractive lawned garden to the front and a block paved driveway providing ample off street parking. Gated access leads down the side of the property to a single garage. To the rear is a particularly well maintained south facing garden with paved patio seating area, lawn, mature raised bed borders and a water feature, all enclosed and ideal for outdoor 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.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.