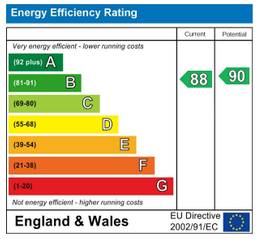


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



29 Nevile Drive, Walton, Wakefield, WF2 6UB

For Sale Leasehold £340,000

Situated in the idyllic village of Walton, on this modern development specifically designed for the over 55s, is this two bedroom semi detached dormer bungalow which offers well proportioned accommodation throughout. The property features an open plan lounge/kitchen/diner, landscaped gardens to both the front and rear and off road parking, making this property certainly not one to be missed.

The ground floor comprises an entrance hall with access to three storage cupboards, stairs to the first floor, and doors leading to the open plan lounge/kitchen/dining room. Bedroom Two is also located on this level and benefits from access to a twin en suite/wet room. The open plan living space provides direct access to the rear garden. To the first floor, you will find a comfortable sitting area with access to a walk in wardrobe, the main bedroom and additional storage cupboards, as well as the en suite bathroom. To the front, the garden is predominantly laid with artificial lawn and complemented by mature shrub borders, offering an attractive pathway to the front door. A tarmac driveway provides parking for one to two vehicles. The rear garden is designed for low maintenance, featuring artificial lawn, pebble borders framed by railway sleepers, and a stone paved patio area ideal for outdoor dining. The garden also includes a timber built summer house and is fully enclosed by wooden panel fencing, making it perfect for both children and pets.

Walton is an excellent location for a range of buyers, particularly those seeking a tranquil lifestyle with scenic countryside walks just a short distance from the property. The area is well served by highly regarded schools, popular public houses, and convenient transport links, including local bus services and Sandal & Agbrigg railway station nearby. For those wishing to travel further afield, both the M1 and M62 motorways are only a short drive away.

A full internal inspection is highly recommended to fully appreciate the quality and space on offer in this fantastic home. Early viewing is advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
Composite front door with frosted double glazed pane to the side, central heating radiator, stairs providing access to the first floor, under stair storage and further storage cupboards. Doors leading to Bedroom 2, the twin wet room, and the open plan lounge/kitchen/diner.

OPEN PLAN LOUNGE/KITCHEN/DINER
22'11" x 14'7" (max) x 12'7" (min) (7.0m x 4.47m (max) x 3.86m (min))
UPVC double glazed French doors to the rear garden, UPVC double glazed window to the rear, two central heating radiators, partial spotlighting, electric fireplace with live flame effect. Fitted with modern wall and base units with laminate work surfaces, composite 1 1/2 sink and drainer with mixer tap. Four ring induction hob with partial laminate splashback and stainless steel extractor hood, integrated double oven, integrated fridge/freezer, integrated dishwasher, and integrated washing machine.

BEDROOM TWO
15'2" x 13'11" (max) x 11'3" (min) (4.63m x 4.25m (max) x 3.45m (min))
UPVC double glazed windows to the front with built in shutters, central heating radiator, fitted wardrobes with sliding mirrored doors. Door into the twin wet room.



TWIN WET ROOM
8'0" x 7'2" (2.45m x 2.20m)
Frosted UPVC double glazed window to the side, extractor fan, spotlights, central heating radiator. Low flush W.C., compact wall mounted basin with mixer tap, shower cubicle with main shower head, handheld attachment, glass screen, and half tiling.



SITTING AREA
16'0" x 11'0" (max) x 7'4" (min) (4.90m x 3.36m (max) x 2.25m (min))
UPVC double glazed window to the front with built in shutters, Velux skylight, central heating radiator, access to the walk in wardrobe, opening to bedroom one.

WALK IN WARDROBE
6'6" x 8'0" (2.0m x 2.45m)
Fitted wardrobes and shelving.

BEDROOM ONE
16'0" x 10'10" (4.90m x 3.32m)
Velux skylights, central heating radiator, loft access, storage access to the eaves, door to the en suite bathroom.



EN SUITE BATHROOM
7'7" x 6'5" (max) x 5'7" (min) (2.32m x 1.98m (max) x 1.72m (min))
Frosted UPVC double glazed window to the side, spotlights, extractor fan, central heating radiator. Low flush W.C., storage beneath basin with mixer tap, panelled bath with mixer tap and electric shower attachment, glass shower screen and partial tiling.



OUTSIDE
To the front of the property the garden is mainly laid with artificial lawn, mature shrub borders, a paved pathway to the front door, and tarmac driveway providing off road parking for one to two vehicles. To the rear of the property there is a low maintenance rear garden which is mainly laid with artificial lawn, pebble border, rail style patio/seating area ideal for outdoor dining and entertaining, and a timber built summer house. Fully enclosed by walls and timber fencing.



LEASEHOLD
The service charge is £ (pa) and ground rent £ (pa). The remaining term of the lease is years (current year). A copy of the lease is held on our file at the x office.

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.