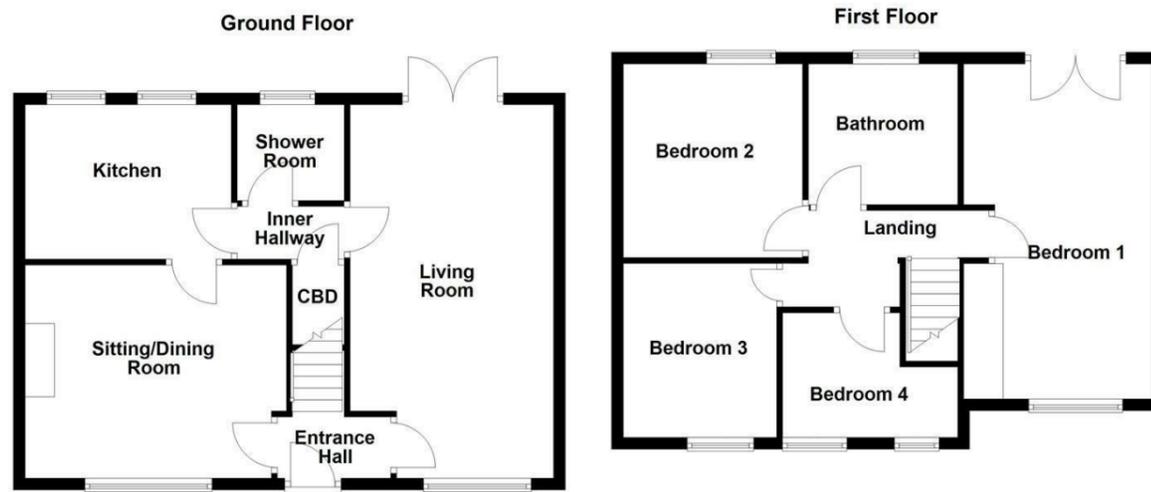




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



## 7 Brooklands View, Walton, Wakefield, WF2 6NA

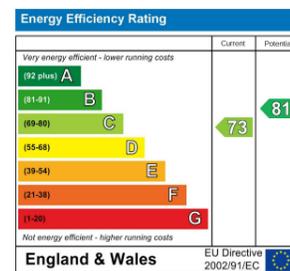
**For Sale Freehold £260,000**

A superb opportunity to purchase this extended four bedroom semi detached home, benefiting from ample off road parking and a beautifully landscaped rear garden with open aspect views across fields.

The accommodation is well proportioned throughout. To the ground floor, the property offers two generous reception rooms, including a spacious sitting/dining room and a dual aspect living room, creating a bright and versatile living space. There is also a modern fitted kitchen with integrated appliances, a three piece suite shower room, and useful understairs storage. To the first floor there are four good sized bedrooms, many benefiting from fitted wardrobes, along with a stylish house bathroom serving the landing. The garden itself offers a fantastic outdoor space, featuring a summer house, paved patio seating area, timber pergola, and an attractive, well maintained lawned garden, ideal for relaxing or entertaining.

The property is ideally situated within walking distance of local amenities, community facilities, and well-regarded schools, and is located to the south of the village of Walton. There are regular bus routes to and from Wakefield city centre, along with convenient access to the A61 and surrounding road networks, making it an excellent choice for commuters.

This is a fantastic family home of excellent quality, and early viewing is highly recommended.



**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.

**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



## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door leading into the entrance hall. The entrance hall has laminate flooring and two doors providing access to the sitting/dining room and the living room, as well as a staircase with stainless steel handrail leading to the first floor landing.

### SITTING/DINING ROOM

11'11" x 14'7" (max) x 13'10" (min) [3.64m x 4.46m (max) x 4.22m (min)]  
uPVC double glazed window overlooks the front aspect. Features include coving to the ceiling, laminate flooring, a central heating radiator and a door providing access to the kitchen.



### KITCHEN

8'6" x 11'6" [2.61m x 3.53m]

Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Stainless steel sink and drainer with mixer tap. Plumbing and drainage for a washing machine with space

beneath the counter, as well as plumbing for a full size dishwasher with space beneath the counter. Two UPVC double glazed windows overlook the rear garden. Integrated fridge with separate integrated freezer below, integrated oven and grill with four ring gas hob and curved glass cooker hood above. Central heating radiator and inset spotlights to the ceiling. Door leading into the inner hallway.



### INNER HALLWAY

The inner hallway features a fully tiled floor and three doors providing access to the living room, under stairs storage cupboard and the downstairs shower room.

### SHOWER ROOM

4'11" x 5'9" [1.51m x 1.77m]

Comprising a three piece suite including a low flush WC, wash basin with mixer tap set within a high gloss vanity unit with drawers below and tiled splashback, and a curved corner shower cubicle with double glass doors. The shower includes a chrome rainfall head with additional shower attachment. Fully tiled walls within the shower

cubicle and a fully tiled floor. UPVC double glazed window overlooking the rear aspect and a central heating radiator.

### LIVING ROOM

10'8" x 20'11" [3.26m x 6.39m]

Featuring a timber clad feature wall, laminate flooring and a central heating radiator. UPVC double glazed French doors open to the rear garden, enjoying open views of the fields behind, along with a further UPVC double glazed window to the front aspect, creating a pleasant dual aspect room.

### FIRST FLOOR LANDING

The first floor landing has five doors leading off to four bedrooms and the house bathroom, along with loft access.

### BEDROOM ONE

18'8" x 10'7" (max) x 8'8" (min) [5.71m x 3.25m (max) x 2.66m (min)]

Dual aspect room with UPVC double glazed French doors and a Juliet balcony overlooking the rear elevation and open views beyond, as well as a UPVC double glazed window to the front elevation. Central heating radiator and fitted double wardrobe with mirrored sliding doors.



### BEDROOM TWO

9'10" x 11'1" [3.0m x 3.39m]

UPVC double glazed window overlooking the rear elevation and a central heating radiator.



### BEDROOM THREE

8'4" x 9'7" [2.55m x 2.93m]

UPVC double glazed window overlooking the front elevation and a central heating radiator.

### BEDROOM FOUR

9'6" x 6'7" (max) x 3'11" (min) [2.90m x 2.01m (max) x 1.20m (min)]

Two UPVC double glazed windows to the front elevation and a central heating radiator.

### BATHROOM

8'1" x 8'0" [2.47m x 2.45m]

Comprising a three piece suite including a panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap and low flush WC. Half tiled walls, central heating radiator and a UPVC double glazed window overlooking the rear elevation.



### OUTSIDE

To the front of the property there is an 'L' shaped tarmac driveway providing ample off road parking for two vehicles, running down the side of the property to a timber fence and gate giving access to the rear garden. The rear garden features a large Indian stone paved patio area with timber pergola above, leading to an attractive lawn. There is also a timber summer house with timber double doors and single glazed windows on three sides, complete with power and lighting. The garden is enclosed by timber panel fencing on all three sides.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.