



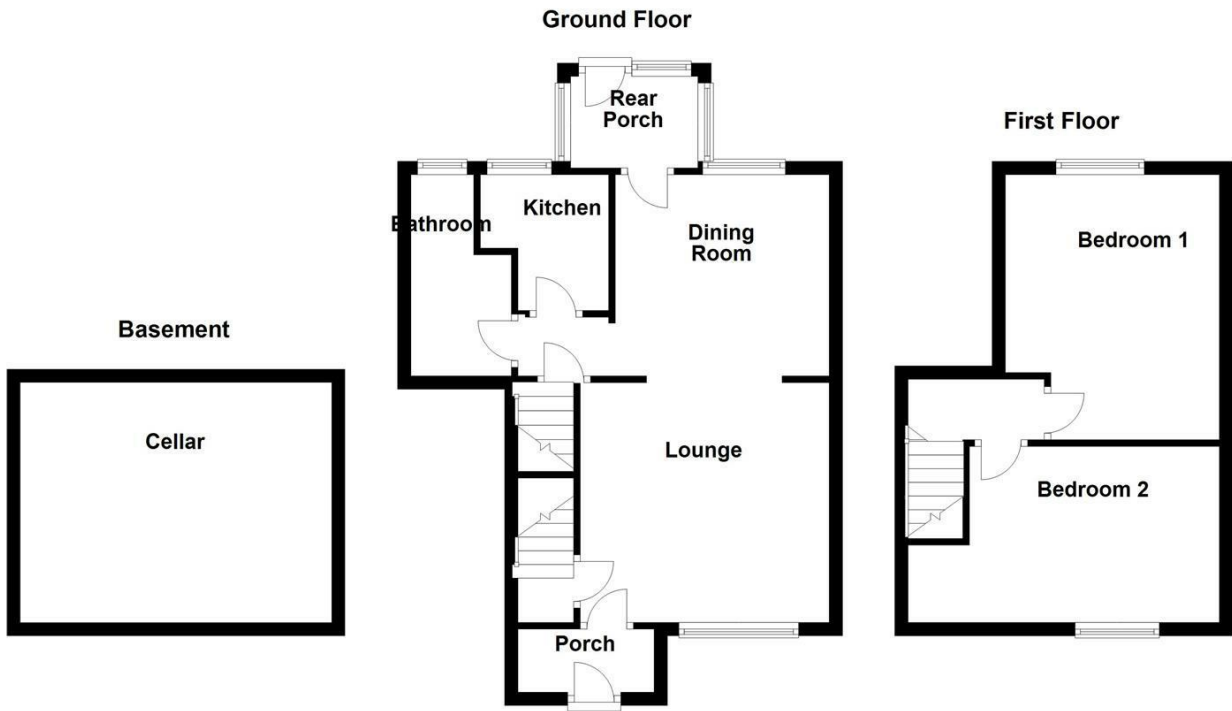
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
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PONTEFRACT & CASTLEFORD  
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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.



## 35 The Balk, Walton, Wakefield, WF2 6JY

### For Sale Freehold £225,000

Situated in the sought after area of Walton is this two bedroom mid terrace property benefitting from useful storage cellar and good sized rear gardens.

The property briefly comprises of front entrance porch, lounge with an opening to the dining room, hallway with access to the cellar, rear porch, kitchen and downstairs bathroom/w.c. To the first floor landing are two bedrooms. Externally there are gardens to the front and rear with a detached storage garage and generous sized lawn to the rear with plenty of potential.

The property is ideally located just three miles from Wakefield city centre and junction 39 of the M1 motorway, providing excellent transport links for those looking to commute. In addition, Sandal & Agbrigg train station is only a short distance away. The property is within close proximity to good local schools such as Walton Primary Academy, which is within walking distance.

In need of modernisation, this property has the potential to be a fantastic home and a viewing is highly recommended.





ACCOMMODATION

ENTRANCE PORCH

6'8" x 2'9" [2.05m x 0.84m]

UPVC front entrance door and wood framed door leading through into the lounge.

LOUNGE

12'3" x 11'8" [3.75m x 3.57m]

UPVC double glazed window to the front elevation and an opening to the dining room.



DINING ROOM

10'0" x 10'6" [3.05m x 3.22m]

UPVC double glazed window to the rear elevation, open fireplace with log burner, an opening to the inner hallway and UPVC door to the rear porch.

HALLWAY

Access to the kitchen, bathroom and door down to the cellar.

CELLAR

15'0" x 11'8" [4.59m x 3.58m]

Original storage cellar with potential to covert subject to the correct planning permission.

KITCHEN

6'7" x 6'3" [max] [2.03m x 1.93m [max]]

Range of wooden wall and base units with wood effect laminate work tops, oven, electric hob with cooker hood and tiled splash back. Stainless steel sink and drainer unit with mixer tap, space for a fridge and UPVC double glazed window to the rear elevation.

BATHROOM/W.C.

9'9" x 4'11" [2.98m x 1.50m]

Three piece suite comprising corner bath with tiled

splash back, wash hand basin and w.c. UPVC double glazed frosted window to the rear elevation.



FIRST FLOOR LANDING

Access to two bedrooms.

BEDROOM ONE

13'2" x 10'8" [4.02m x 3.26m]

UPVC double glazed window to the rear elevation and fitted wardrobes to one side.



BEDROOM TWO

15'1" [max] x 8'9" [4.62m [max] x 2.68m]

UPVC double glazed window to the front elevation.



OUTSIDE

To the front of the property is a shrub garden with pathway to the door. To the rear is a flagged garden with rear gate leading to a storage garage. There is a further good sized garden behind the garage with step leading down incorporating bush and shrubbery border boasting plenty of potential.



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.