Richard Kendall Estate Agent

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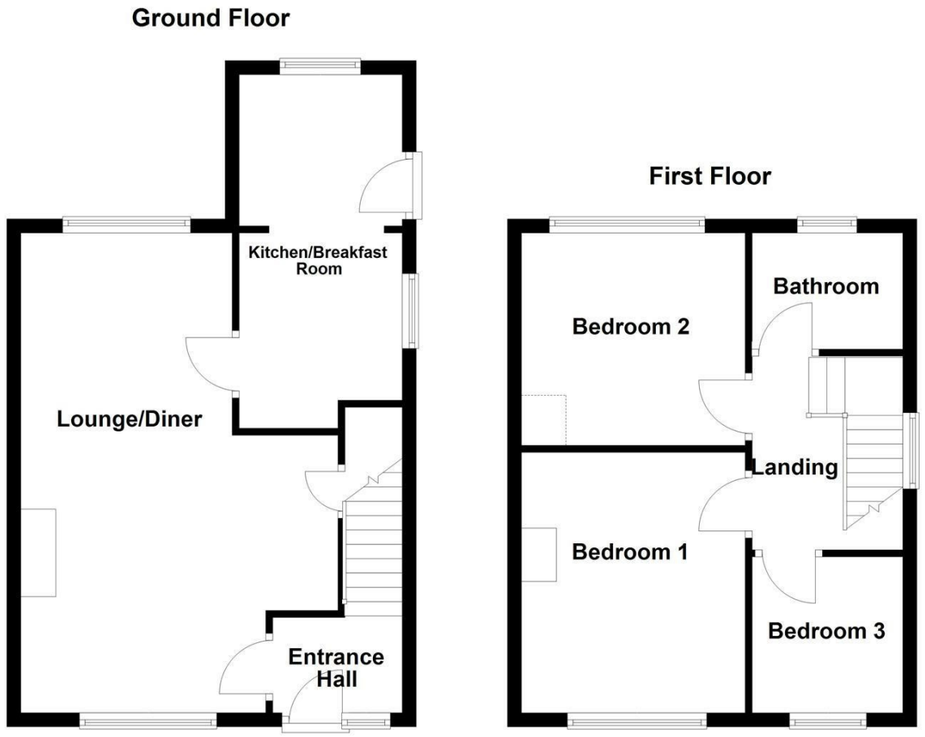


29 Manor Rise, Walton, Wakefield, WF2 6PF

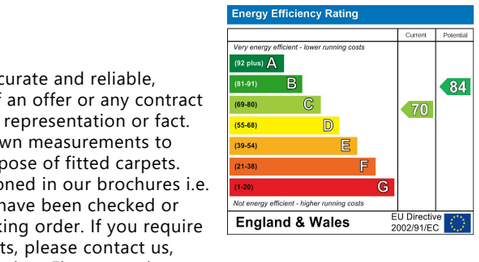
For Sale Freehold £250,000

Situated in the highly sought after Walton is this well presented three bedroom semi detached home offering three generously sized bedrooms, front and rear gardens, newly fitted boiler (installed in 2023) off street parking and a detached garage, this property is certainly not one to be missed.

The accommodation briefly comprises of an entrance hall with stairs to the first floor and access to the spacious lounge/diner with useful understairs storage, as well as the kitchen/breakfast room (fitted in 2023), which provides access to the side of the property. To the first floor, the landing offers loft access and doors to three good sized bedrooms and the house bathroom (fitted in 2023). Externally, the front garden is designed for low maintenance with a pebbled finish and planted shrubs, complemented by a paved driveway providing off street parking for two vehicles and leading to a detached single garage with up and over door, power and light. The side and rear gardens feature lawned areas, mature shrubs and trees, together with paved patio seating areas, perfect for outdoor dining and entertaining. The garden is fully enclosed with timber fencing.

Walton is an excellent location for a variety of buyers, offering easy access to well regarded schools, shops and public houses within walking distance. Local bus routes provide convenient links to Wakefield and surrounding towns, while the area is also known for its scenic countryside walks.

This property would make the perfect home for first-time buyers, small families or professional couples. An internal inspection is highly recommended to fully appreciate the accommodation on offer.



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
6'0" x 4'7" (1.85m x 1.40m)
Frosted UPVC double glazed door, coving to the ceiling, dado rail, central heating radiator, stairs to the first floor landing and a door through to the lounge dining room.

LOUNGE/DINING ROOM
22'5" x 14'9" max x 9'4" min (6.85m x 4.50m max x 2.87m min)
UPVC double glazed windows to the front and rear, two central heating radiators and door through to the kitchen breakfast room.

KITCHEN/BREAKFAST ROOM
17'6" x 7'10" max x 4'11" min (5.35m x 2.40m max x 1.51m min)
Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, four ring gas hob with extractor, integrated oven, space and plumbing for washing machine, dishwasher and fridge freezer. Breakfast bar with laminate work surface over, spotlights, two UPVC double glazed windows to the side and rear, a frosted UPVC glazed door to the side of the property.

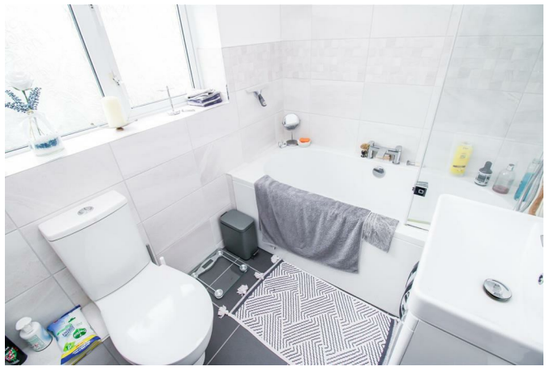
FIRST FLOOR LANDING
Coving to the ceiling, dado rail, loft access, UPVC double glazed window to the side and doors to three bedrooms and the house bathroom.

BEDROOM ONE
12'3" x 10'6" max x 9'4" min (3.75m x 3.22m max x 2.87m min)
UPVC double glazed window to the front and central heating radiator.

BEDROOM TWO
10'0" x 10'6" max x 8'2" min (3.05m x 3.21m max x 2.51m min)
Fitted wardrobe, fitted storage cupboard, coving to the ceiling, central heating radiator and UPVC double glazed window to the rear.

BEDROOM THREE
7'5" x 7'0" (2.27m x 2.15m)
Coving to the ceiling, central heating radiator and UPVC double glazed window to the front.

BATHROOM/W.C.
5'4" x 6'11" (1.63m x 2.12m)
Frosted UPVC double glazed window to the rear, wide style anthracite central heating radiator, coving to the ceiling, low flush w.c, ceramic wash basin built into a storage unit with mixer tap, panel bath with mixer tap and mains fed overhead shower with showerhead attachment and glass shower screen.



OUTSIDE
The front garden is mainly pebbled, incorporating mature shrubs, with a stone wall and timber fencing around. A paved driveway provides off road parking for two vehicles and leads to a single detached garage with up and over door (new garage door and roof replaced in 2023). The rear garden is mainly laid to lawn, incorporating mature shrubs and flowers along with a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

COUNCIL TAX BAND
The council tax band for this property is B.

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.