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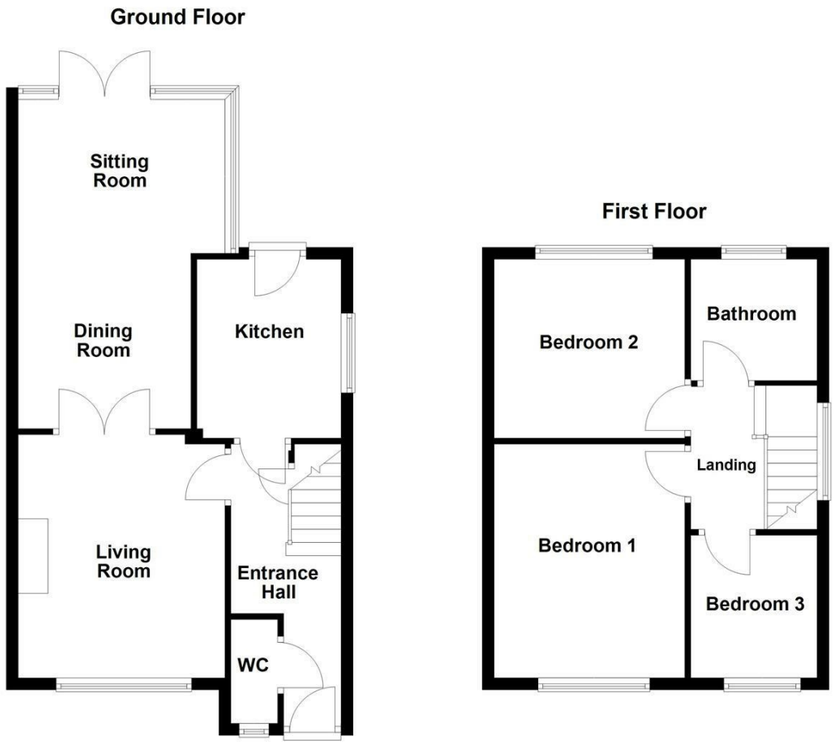


14 Manor Rise, Walton, Wakefield, WF2 6PE

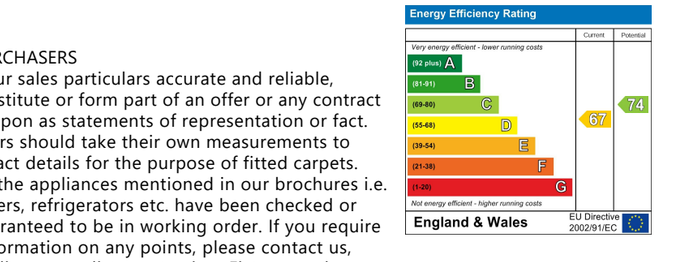
For Sale Freehold £285,000

Situated in the sought after village of Walton, Wakefield, this superbly presented three bedroom semi detached home offers generous living space and exceptional outdoor features. Occupying a substantial plot, the property benefits from ample off road parking, an extensive rear garden, brand new boiler and well proportioned accommodation throughout, making it an opportunity not to be missed.

The property opens into a welcoming entrance hall providing access to the downstairs W.C., under-stairs storage, and doors leading to both the kitchen and living room. The kitchen is positioned to the rear of the property, while the spacious living room flows seamlessly into the dining room, which in turn opens out to the conservatory and rear garden. To the first floor, the landing provides access to the loft, three well-sized bedrooms, and the modern family bathroom. Externally, the front garden is mainly laid to lawn with mature shrub borders and paved steps leading to the front door. A concrete driveway runs alongside the property to a single detached garage with an up-and-over door. The rear garden is impressively sized, featuring an upper tier with a lawn, paved and pebbled patio areas perfect for outdoor dining, a timber canopy, and thoughtfully planted features. The lower tier offers further lawn space, mature trees, and room for multiple outbuildings. The entire garden is fully enclosed—ideal for children and pets alike.

Walton is a highly desirable location appealing to a wide range of buyers, including first-time purchasers, growing families, and professional couples. The village offers local shops and well-regarded schools within walking distance, with a broader range of amenities available in nearby Wakefield city centre and surrounding areas such as Sandal and Darrington. Excellent transport links include regular bus services, proximity to Wakefield's two mainline train stations, and easy access to both the M62 and M1 motorway networks. For those who enjoy the outdoors, Walton and nearby Sandal and Newmillerdam offer a wealth of scenic walks and leisure opportunities.

This delightful home must be viewed internally to be fully appreciated. Early viewing is highly recommended to avoid disappointment.



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
Frosted and stained glass UPVC double glazed entrance door into the entrance hall. Doors into the living room, kitchen, downstairs W.C. and the under-stairs storage cupboard.

DOWNSTAIRS W.C.
2'3" x 5'8" (0.71m x 1.75m)
Frosted UPVC double glazed window to the front, central heating radiator, extractor fan. Wash basin within a storage unit with mixer tap and tiled splashback, low flush W.C..

KITCHEN
7'10" x 9'2" (max) x 8'4" (min) (2.40m x 2.80m (max) x 2.55m (min))
UPVC double glazed window to the side, frosted UPVC double glazed door to the rear, spotlights. Fitted with a range of modern wall and base units with laminate work surfaces, sink and drainer with mixer tap, four ring induction hob with stainless steel splashback and extractor hood above, integrated oven and microwave, slimline dishwasher, under counter fridge and freezer, and integrated washing machine.

LIVING ROOM
13'5" x 11'4" (max) x 9'6" (min) (4.10m x 3.47m (max) x 2.90m (min))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, wall mounted electric fireplace, doors to the dining room.

DINING ROOM
9'6" x 9'4" (2.90m x 2.85m)
Open access through to the sitting room, central heating radiator.

SITTING ROOM
8'10" x 10'9" (2.71m x 3.30m)
UPVC double glazed windows surrounding, French doors to the rear, central heating radiator, vaulted ceiling, spotlights.

FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access. Doors to three bedrooms and the bathroom.

BEDROOM ONE
8'6" x 12'3" (2.60m x 3.75m)
UPVC double glazed window to the front, central heating radiator, fitted wardrobes with sliding doors.

BEDROOM TWO
10'0" x 10'7" (3.05m x 3.23m)
UPVC double glazed window to the rear, central heating radiator.

BEDROOM THREE
6'11" x 8'2" (2.12m x 2.50m)
UPVC double glazed window to the front, central heating radiator.

BATHROOM
5'6" x 6'11" (1.70m x 2.11m)
Frosted UPVC double glazed window to the rear, spotlights, chrome heated towel rail, fully tiled. Low flush W.C., ceramic wash basin set into a vanity storage unit with mixer tap, panelled bath with mains shower, handheld attachment and glass shower screen.

OUTSIDE
To the front of the property the garden is laid to lawn with planted borders of mature shrubs and flowers. Paved steps lead to the front door. A concrete driveway runs down the side of the property, providing access to a single detached garage with up-and-over door. There is an expansive tiered rear garden featuring lawned, pebbled, and paved patio areas — ideal for outdoor dining and entertaining. Mature shrubs, flowers, and ornamental features throughout, with a timber canopy and several outbuilding spaces. Fully enclosed by timber fencing and hedging, ideal for pets and children.

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.

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.