Richard Kendall Estate Agent

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1 Woodfield Park, Walton, WF2 6PL

For Sale Freehold £500,000

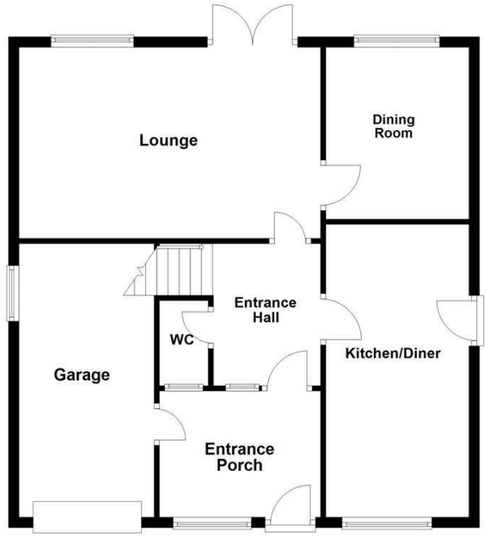
Situated in a highly desirable part of Walton and enjoying a good sized plot with a good degree of privacy is this extended four bedroom detached home benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance porch, integral garage, entrance hall, kitchen/diner, lounge, separate dining room and w.c. Stairs to the first floor lead to four bedrooms (bedroom one with en suite shower room) and additional main house bathroom. Outside to the front, a large lawned enclosed garden with plants and shrubs bordering with driveway providing ample off street parking leading to the brick built garage with up and over door. To the rear is an attractive enclosed lawned garden incorporating terrace patio area.

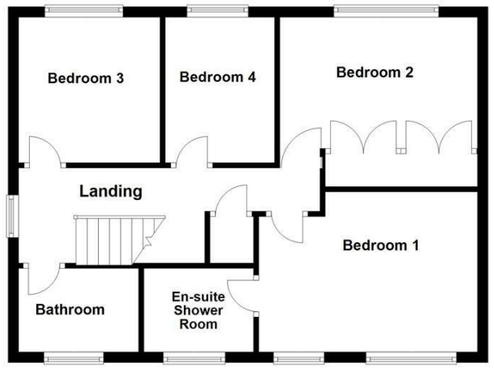
Walton plays host to a range of amenities including shops and schools with Waterton Park Hotel and Waterton Park golf course close by. Main bus routes run to and from Wakefield city centre and for those wishing to commute further afield, the motorway network is only a short drive away and Sandal & Agbrigg train station is nearby.

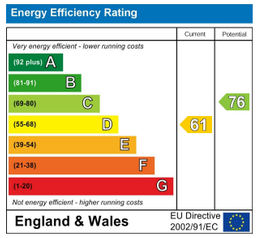
A fantastic opportunity for the growing family and offering huge potential to extend or develop further, subject to consent. Offered for sale with no chain and vacant possession upon completion, an early viewing comes highly recommended.

Ground Floor



First Floor





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 PORCH
7'9" x 10'0" (2.37m x 3.05m)
UPVC front entrance door, UPVC double glazed window to the front, radiator, laminate floor and door to the garage. UPVC double glazed door window with frosted panel leading into the entrance hall.

INTEGRAL GARAGE
8'3" x 18'1" (2.54m x 5.53m)
Up and over door, light, power, UPVC double glazed window to the side.

ENTRANCE HALL
Stairs to the first floor landing, radiator, doors to the downstairs w.c., kitchen/diner and lounge.

W.C.
Low flush w.c., pedestal wash basin with tiled splash back, radiator and UPVC double glazed frosted window to the front.

KITCHEN/DINER
9'0" x 19'1" (2.75m x 5.82m)
Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated oven and grill, four ring electric hob with stainless steel filter hood above. Space for a fridge/freezer and plumbing for a washing machine. UPVC double glazed window to the front, UPVC door to the side, tiled effect floor and recess ceiling spotlights.

LOUNGE
18'7" x 10'11" (5.68m x 3.35m)
UPVC double glazed window and French doors to rear, two radiators and gas fire set within an attractive full limestone surround. Door to the separate dining room.

DINING ROOM
9'5" x 9'4" (2.89m x 2.85m)
UPVC double glazed window to the rear, radiator and coving to the ceiling.

FIRST FLOOR LANDING
Loft access, airing cupboard, UPVC double glazed window to the side, radiator and doors to four bedrooms and bathroom.

BATHROOM/W.C.
5'6" x 6'11" (1.69m x 2.12m)
Low flush w.c., pedestal wash basin, panelled bath with electric shower over. Fully tiled walls and floor. UPVC double glazed frosted window to the front and heated chrome towel radiator.

BEDROOM ONE
8'9" (min) x 10'4" (max) x 13'10" (2.67m (min) x 3.16m (max) x 4.24m)
UPVC double glazed windows to the front, radiator, built in wardrobes and door to the modern shower room.

EN SUITE SHOWER ROOM/W.C.
6'8" x 5'6" (2.04m x 1.70m)
Low flush w.c., pedestal wash basin and corner shower cubicle. Heated chrome towel radiator, UPVC double glazed frosted window to the front, recess ceiling spotlights, fully tiled walls and floor.

BEDROOM TWO
12'0" x 7'10" (3.67m x 2.41m)
Built in wardrobes, radiator and UPVC double glazed window to the rear.

BEDROOM THREE
7'10" x 8'11" (2.39m x 2.74m)
UPVC double glazed window to the rear, radiator and coving to the ceiling.

BEDROOM FOUR
6'9" x 7'10" (2.08m x 2.40m)
UPVC double glazed window to the rear and radiator.

OUTSIDE
To the front of the property are lawned gardens with a driveway providing ample off road parking leading to the single garage. There is a flagged patio area to the side and timber framed shed. To the rear is an attractive lawned garden with plants, trees and shrubs bordering incorporating terrace flagged patio area.

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

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.