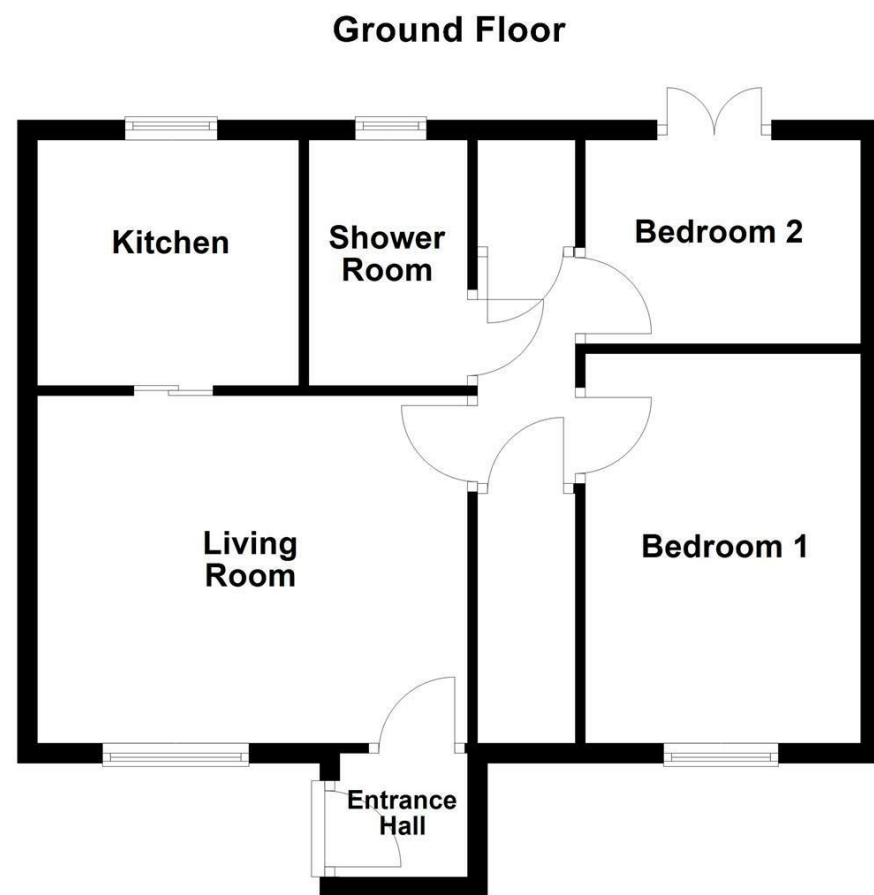


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



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



79 The Grove, Walton, Wakefield, WF2 6LD

For Sale Leasehold 50% Shared Ownership £67,500

Situated on this sought after over 55s development in the beautiful village of Walton is this well presented two bedroom ground floor apartment, offered to the market with 50% shared ownership and offering well proportioned accommodation throughout, ample reception space and a pleasant low maintenance patio garden.

The accommodation briefly comprises an entrance hall leading through to a spacious living room, which in turn provides access to the fitted kitchen and an inner hallway. The inner hallway leads to two useful storage cupboards, two good sized bedrooms and a modern shower room. Externally, the property benefits from a paved patio seating area with planted borders, ideal for outdoor dining and relaxing, together with access to well maintained communal lawned gardens.

Walton is a highly desirable village, particularly popular with those looking to downsize, offering local amenities including shops, well regarded public houses and scenic countryside walks all within walking distance. A wider range of amenities can be found within nearby Wakefield city centre. The area is well served by local bus routes, while Sandal and Agbrigg train station is only a short distance away, with Wakefield also benefitting from two further train stations providing links to Leeds, Manchester and London. The M1 and M62 motorway networks are also easily accessible.

Only a full internal inspection will fully appreciate the space, setting and lifestyle this fantastic apartment has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

4'1" x 4'2" [1.25m x 1.28m]

Frosted and stained glass UPVC double glazed front entrance door leading into the property, partial loft access, central heating radiator, coving to the ceiling, dado rail and door leading through to the living room.

LIVING ROOM

14'1" x 11'5" [4.30m x 3.48m]

Sliding door leading through to the kitchen, door through to the further hallway, central heating radiator, UPVC double glazed window to the front, coving to the ceiling, ceiling rose and dado rail.



KITCHEN

8'2" x 8'7" [2.50m x 2.62m]

UPVC double glazed window to the rear, central heating radiator and fitted with a range of modern wall and base units with laminate work surface over. Ceramic steel 1.5 sink and drainer with mixer tap, tiled splashback, space and plumbing for a gas cooker with extractor hood above, space and plumbing for a washing machine and space for a fridge freezer.

INNER HALLWAY

7'5" x 3'2" [2.28m x 0.97m]

Access to two storage cupboards, one housing the Vaillant boiler, coving to the ceiling, dado rail and doors leading through to bedroom one, bedroom two and the shower room.

BEDROOM ONE

12'9" x 9'0" [3.90m x 2.76m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and a range of fitted wardrobes, storage units and vanity unit.



BEDROOM TWO

9'6" x 6'9" [2.90m x 2.06m]

Set of UPVC double glazed French doors to the rear, central heating radiator and a range of fitted storage and desk units.



SHOWER ROOM/W.C.

5'4" x 7'11" [1.65m x 2.42m]

Frosted UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, extractor fan, low flush w.c., wash basin built into a storage vanity unit with mixer tap and a walk in shower cubicle with electric shower attachment and glass shower screen, together with half tiling throughout.



OUTSIDE

Externally to the front of the property there are planted beds together with a paved patio area, perfect for outdoor dining, and access to an outdoor storage area. To the rear there is a paved seating area with lawned communal space beyond.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The area has a real community feel. "

LEASEHOLD

The service charge is £1043.04 [pa] plus a rent amount of £148.83 per month. The remaining term of the lease is 65 years [2026]. A copy of the lease is held on our file at the Wakefield office.

COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.