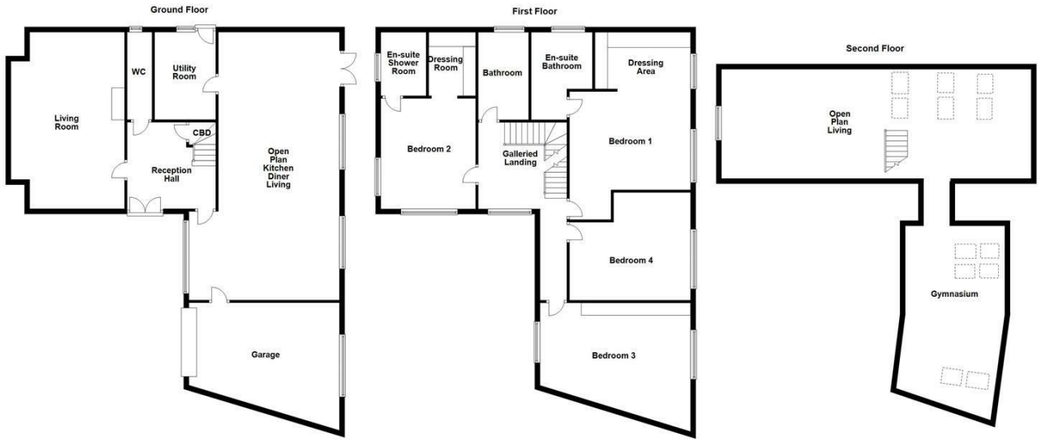
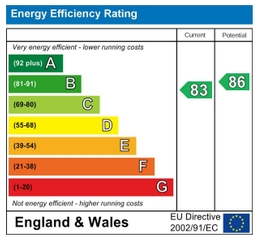



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

# 20a Walton Station Lane, Sandal, Wakefield, WF2 6HP

## For Sale Freehold £899,950

Nestled in the sought after location of Sandal, this stunning four bedroom detached home is a true gem that promises to captivate you upon an internal viewing. With dressing rooms and luxurious en suites in two of the bedrooms, this property offers the finest in modern living.

The second floor boasts an expansive open-plan living room complete with Velux windows that bathe the space in natural light and provide access to a gymnasium. The ground floor is perfect for entertaining, featuring a spacious open plan kitchen, diner and living room. As you enter through the welcoming reception hall, you will find a generously sized living room, a convenient downstairs W.C., a utility room off the kitchen and an integral garage. The first floor's galleried landing provides access to the principal bedroom, which features a dressing area and a superb en-suite bathroom with a roll-top bath and shower. Another double bedroom on this floor also includes a dressing room and an en-suite shower room, along with two additional bedrooms and a stylish house bathroom. Outside, the property offers ample parking space on a block paved driveway leading to the garage. The rear garden has a beautifully manicured lawn and a patio area perfect for outdoor entertaining.

This exceptional home is located in a popular area of Sandal surrounded by amenities such as shops, schools, restaurants and public houses. For those looking to commute on a regular basis the M1 motorway is a short drive away as well as having easy access to Sandal/Agbrigg train station. Local attractions such as Waterton Park, Newmillerdam Country Park and Pugneys water park are within nearby ease.

## ACCOMMODATION

### RECEPTION HALL
Double solid oak front entrance door. Travertine tiled floor with underfloor heating, staircase with solid oak balustrade leading to the first floor galleried landing, inset spotlights to the ceiling, solid oak doors leading to the living room, downstairs w.c. and open plan kitchen dining living area. Understairs storage cupboard.

### DOWNSTAIRS W.C.
11'2" x 3'1" (3.41m x 0.96m)
Wall hung wash basin with inset mixer tap to the wall and floating vanity drawer. Low flush w.c., tiled walls, Travertine tiled floor with electric underfloor heating, wall mounted vanity mirror, extractor fan, inset spotlights to the ceiling, UPVC double glazed frosted window to the side.

### LIVING ROOM
23'1" x 14'11" max x 12'0" min (7.05m x 4.57m max x 3.68m min)
UPVC double glazed window to the front and to the side, gas fire, inset spotlights to the ceiling, underfloor heating.

### OPEN PLAN KITCHEN DINING LIVING ROOM
35'0" x 19'6" max x 15'6" min (10.67m x 5.95m max x 4.73m min)
Travertine tiled floor with electric underfloor heating, three UPVC double glazed windows (two to the rear and one to the front), UPVC double glazed French doors leading to the rear garden, inset spotlights to the ceiling, a range of solid oak wall and base units with Corian work surface and upstands, deep sunken sink with drainer to either side inset to work surface with mixer tap, central Island with integrated twin oven and grill, five ring electric hob and cooker hood having downlights over, space for an American style fridge freezer, integrated Beko dishwasher, solid oak doors into the integral garage and utility room.

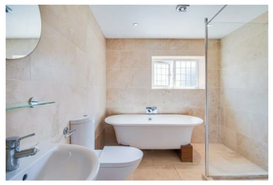
### UTILITY ROOM
7'1" x 11'3" (2.16m x 3.45m)
A range of wall and base units with laminate work surface over, plumbing and drainage for a washing machine, space for undercounter dyer, UPVC double glazed window and UPVC entrance door, combi condensing boiler, inset spotlights to the ceiling, Travertine tiled floor with electric underfloor heating.

### INTEGRAL GARAGE
19'9" x 16'1" max x 10'5" min (6.02m x 4.92m max x 3.18m min)
UPVC double glazed window to the rear, wall mounted combi condensing boiler, electric up and over door to the front, power and light.

### FIRST FLOOR GALLERIED LANDING
Large arched UPVC double glazed window to the front, inset spotlights to the ceiling, doors leading to the bedrooms and house bathroom/w.c. A further staircase leads to the second floor open plan living. Central heating radiator.

### HOUSE BATHROOM/W.C.
11'2" x 6'5" (3.42m x 1.98m)
Walk in shower cubicle with shower screen, mixer shower with chrome rain shower head over. A pedestal wash basin with mixer tap, freestanding double ended bath with chrome mixer tap inset to the wall and a low flush w.c. Tiled walls, Travertine tiled floor with electric under floor heating, chrome ladder style central heating radiator, inset spotlights to the ceiling, extractor fan to the ceiling, UPVC double glazed frosted window to the side elevation.

### BEDROOM ONE
15'7" x 16'4" max x 12'6" min (4.76m x 4.98m max x 3.82m min)
Two UPVC double glazed windows to the rear, two central heating radiators, inset spotlights to the ceiling, archway providing access into the dressing area, a range of bespoke fitted wardrobes with a wealth of storage, solid oak door to the en suite bathroom/w.c.



### EN SUITE BATHROOM/W.C.
11'2" x 7'9" max x 3'10" min (3.42m x 2.38m max x 1.17m min)
Walk in shower cubicle with shower screen, mixer shower with rain shower head over. A freestanding roll top bath with inset mixer tap to the wall, pedestal wash basin with mixer tap and a low flush w.c. Tiled walls, Travertine tiled floor with electric underfloor heating. Chrome ladder style radiator, inset spotlights to the ceiling, extractor fan to the ceiling, UPVC double glazed frosted window to the side elevation.

### BEDROOM TWO
12'0" x 14'1" (3.66m x 4.30m)
UPVC double glazed windows enjoying a dual aspect to the front and side, inset spotlights to the ceiling, archway providing access into the dressing area, central heating radiator, solid oak door into the en suite shower room/w.c.

### EN SUITE SHOWER ROOM/W.C.
8'2" x 5'9" (2.51m x 1.77m)
Walk in shower cubicle with solid shower screen having mixer shower with rain shower head, low flush w.c., pedestal wash basin with mixer tap, chrome ladder style radiator, tiled walls, tiled floor, UPVC double glazed frosted window to the front elevation, inset spotlights to the ceiling, extractor fan, Travertine tiled flooring with electric underfloor heating.

### DRESSING AREA
6'7" x 3'9" to wardrobes (2.02m x 1.15m to wardrobes )
Two fitted double wardrobes with sliding doors to the front, inset spotlights to the ceiling.

### BEDROOM THREE
19'7" x 11'5" max x 10'9" min (5.99m x 3.49m max x 3.28m min)
UPVC double glazed windows enjoying a dual aspect to the front and rear. Large fitted wardrobe to one wall with sliding doors, inset spotlights to the ceiling and a central heating radiator.

### BEDROOM FOUR
15'6" x 13'9" max x 10'0" min (4.74m x 4.20m max x 3.05m min )
UPVC double glazed window to the rear, inset spotlights to the ceiling, central heating radiator.

## SECOND FLOOR

### OPEN PLAN LIVING
39'6" x 13'11" (12.04m x 4.25m)
Inset ceiling spotlights, UPVC double glazed arched window to the front, six UPVC double glazed Velux windows with built in blinds, two central heating radiators, opening to the gymnasium.

### GYMNASIUM
12'8" x 25'0" (3.87m x 7.64m)
Six UPVC double glazed Velux windows, two central heating radiators and inset spotlights.

### OUTSIDE
Sensored wall lights to the front, large block paved driveway providing ample off road parking for several vehicles and leading to the integral garage with electric up and over door. A side block paved pathway leads to a timber gate and continues to a block paved patio area idea for entertaining and dining purposes and overlooking the rear lawned garden. Outside lighting and water point connection. Timber panelled fencing to the rear

### COUNCIL TAX BAND
The council tax band for this property is G

### EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

### 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.