Richard Kendall Estate Agent

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40 Waterton Gardens, Walton, Wakefield, WF2 6UH

For Sale Leasehold £225,000

Situated within a sought after modern over 55s development in the idyllic village of Walton is this beautifully presented two bedroom second floor apartment with no chain and a vacant possession. Offering well proportioned accommodation throughout, the property features a sleek open plan lounge, kitchen and dining area, and a balcony with a decked patio space enjoying far reaching views across Wakefield. This superb apartment truly must be viewed to be fully appreciated.

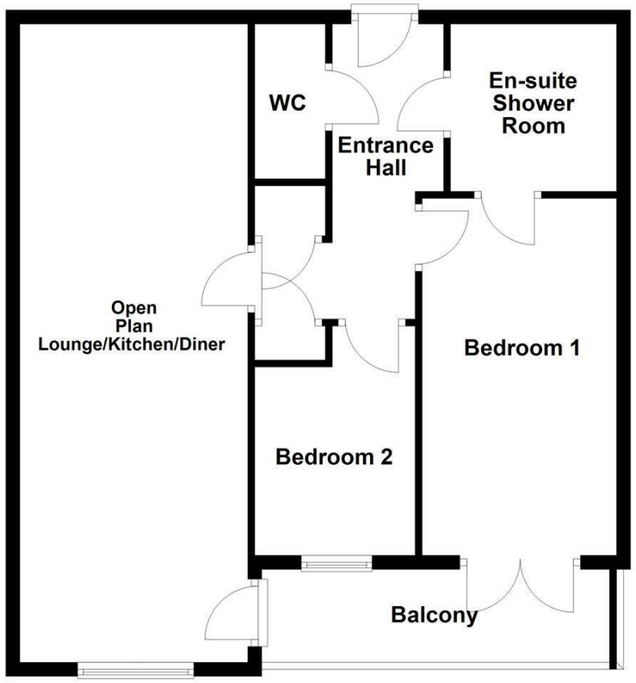
The accommodation briefly comprises an entrance hall with access to the loft space, two useful storage cupboards, and doors leading to the WC, the open plan lounge/kitchen/dining area, bedroom two, and the Jack and Jill style en suite shower room. Both bedroom one and the open plan living space provide direct access to the balcony, allowing residents to enjoy the elevated outlook and scenic views across Wakefield. Externally, the property benefits from one allocated off street parking space, along with additional visitor parking within the development.

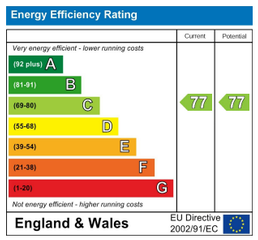
Walton is a highly desirable village location, particularly appealing to those looking to downsize. A range of local amenities including shops, schools and public houses can be found within walking distance of the property, while a wider selection of facilities is available in nearby Wakefield city centre. The area is well served by local bus routes, and nearby train stations at Sandal & Agbrigg, Wakefield Kirkgate and Wakefield Westgate provide excellent rail connections to major cities including Leeds, Manchester and London. The M1 and M62 motorway networks are also just a short drive away, making the location ideal for convenient travel.

Only a full internal inspection will truly reveal everything this superbly presented apartment has to offer, and an early viewing is highly recommended to avoid disappointment.

The development also benefits from lift access, providing easy access to the apartment.

Ground 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 HALL
Accessed via the entrance door, the hallway provides access from the inner corridor and features loft access and a wall mounted electric heater. Doors lead to the open plan lounge/kitchen/diner, two bedrooms and the WC. There are also two storage cupboards, one of which houses the water tank. The hallway also provides access to the Jack and Jill style en suite shower room.

W.C.
6'3" x 3'4" (1.91m x 1.03m)
Fitted with an extractor fan, ceiling lighting and a chrome ladder style wall mounted electric heater. Comprising a low flush WC and a ceramic wash basin set within a vanity storage unit with mixer tap and storage below. Finished with partial wall tiling.

OPEN PLAN LOUNGE/KITCHEN/DINER
29'11" x 10'8" (9.13m x 3.26m)
A spacious open plan living area with a UPVC double glazed window to the front elevation and a UPVC double glazed door leading out onto the balcony. The room benefits from two wall mounted electric heaters, an extractor fan and partial spotlighting to the ceiling. The kitchen area is fitted with a modern range of wall and base units with quartz work surfaces over, incorporating a composite 1 1/2 bowl sink and drainer with mixer tap and a breakfast bar with quartz work surface. Appliances include a four ring induction hob with extractor hood over, integrated double oven, integrated fridge freezer, integrated dishwasher and integrated washing machine. The kitchen also benefits from kickboard lighting.

BEDROOM ONE
16'8" x 9'1" (5.10m x 2.78m)
Featuring a wall mounted electric heater and fitted wardrobes with sliding mirrored doors. A door leads to the Jack and Jill style en suite shower room. UPVC double glazed French doors provide access to the balcony.

JACK AND JILL STYLE EN SUITE SHOWER ROOM
5'11" x 7'6" (1.82m x 2.31m)
Accessed from both the entrance hall and bedroom one. Fitted with spotlighting to the ceiling, extractor fan and a chrome ladder style wall mounted electric heater. Comprising a low flush WC, wall mounted wash basin with mixer tap and a shower cubicle with shower attachment and glass shower screen. Finished with partial tiling and an LED mirror.

BALCONY
Comprising a decked patio seating area, ideal for outdoor dining and entertaining. Finished with an oak handrail and glass balustrade, overlooking the front elevation of the property.

BEDROOM TWO
7'5" x 10'7" (max) x 8'10" (min) (2.28m x 3.25m (max) x 2.70m (min))
UPVC double glazed window to the front elevation, wall mounted electric heater and an existing wardrobe with sliding mirrored doors.

OUTSIDE
There is an allocated parking space providing off street parking for one vehicle, in addition to visitor parking spaces available on site.

LEASEHOLD
The service charge is £2178 (pa). The remaining term of the lease is 993 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 C.

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.

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.