



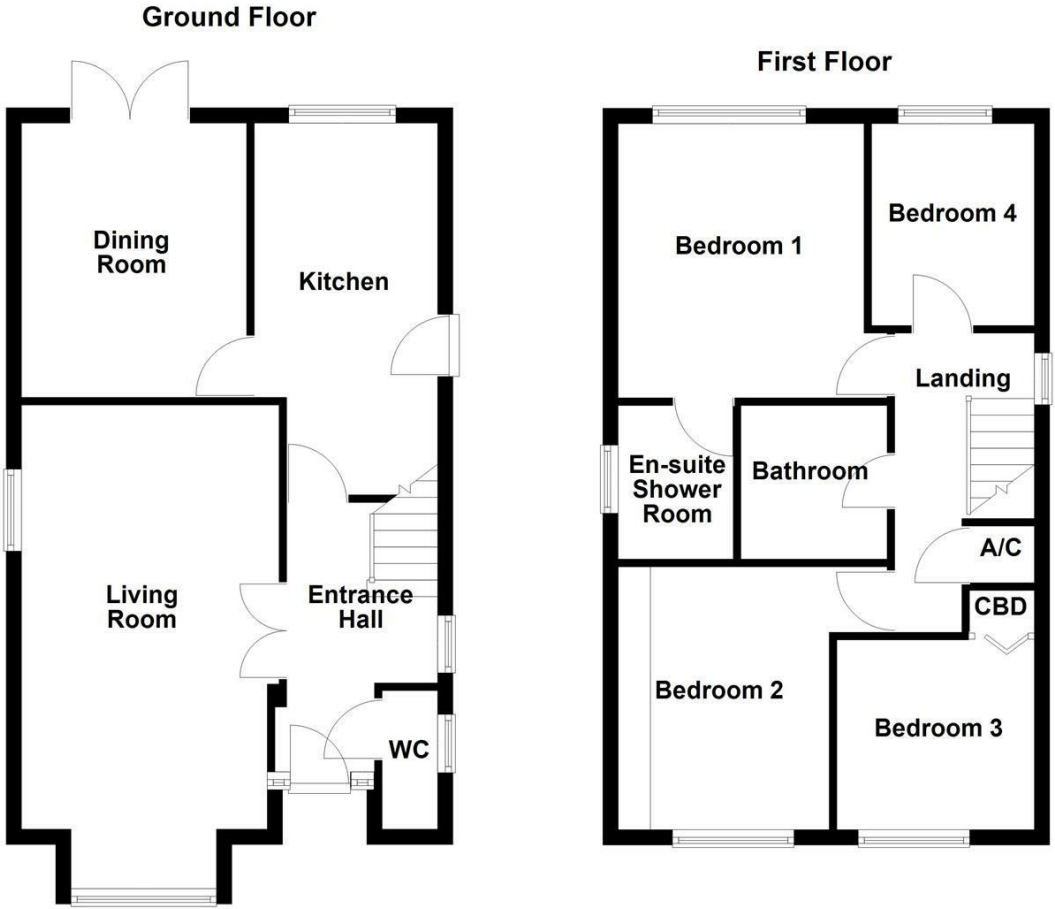
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**16 High Meadows, Walton, Wakefield, WF2 6TN**

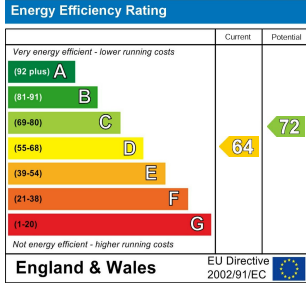
**For Sale Freehold £400,000**

Situated in a desirable cul-de-sac within the sought-after village of Walton, this spacious family home offers well proportioned accommodation throughout as well as ample off road parking, a detached garage with no chain and a vacant possession.

The ground floor features a large kitchen, a separate dining room with French doors opening onto the rear garden, and a comfortable living room complete with a feature fireplace. These rooms are all accessed via a welcoming entrance hall, which also includes a convenient downstairs WC. Upstairs, there is access to four bedrooms and the house bathroom. Bedroom one benefitting from an en suite shower room. Externally, the property boasts an attractive front lawn with well-stocked borders and a driveway providing ample off-street parking. This leads to a detached single garage with an electric up-and-over door, power, and lighting. To the rear, a paved patio area provides the ideal space for outdoor dining and entertaining, overlooking a neatly maintained lawn with established borders and planting, all enclosed by fencing for privacy.

The property enjoys an excellent position within walking distance of local amenities and schools in Walton village, with regular bus services to and from Wakefield city centre. The M62 motorway is also within easy reach, making it ideal for commuters.

This is a wonderful opportunity to acquire a quality family home in a highly regarded location, and viewing is strongly recommended.



**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**  
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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.

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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.

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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

Timber front door leads into the entrance hall. There are two timber sealed glazed frosted panel windows. On the other side of the door is glazed frosted window to the side aspect. Coving to the ceiling, central heating radiator, dado rail, staircase with handrail to the first floor landing, double and timber doors to the living room and two further doors providing access to the downstairs W.C. and the kitchen.

### DOWNSTAIRS W.C.

2'3" x 5'11" [0.70m x 1.82m]

Frosted UPVC double glazed window to the side, central heating radiator, dado rail, central heating radiator. Comprising of a two piece suite with a low flush W.C., wall hung wash basin with two taps, tiled splash back above the sink.

### LIVING ROOM

11'0" x 17'10" [3.36m x 5.45m]

Two double glazed windows to the front and side with the side window being frosted, electric fire on the marble hearth with a marble mantelpiece surround, two central radiators, coving to the ceiling.



### KITCHEN

15'11" x 7'10" [max] x 6'5" [min] [4.87m x 2.41m [max] x 1.98m [min]]

UPVC double glazed window to the rear, housing the boiler, central heating radiator, partial picture rail, spotlights, composite side entrance door, timber door to the dining room. A range of wall and base units with laminated worktops, tiled splash back above, 1 1/2 stainless steel sink drainer with mixer tap and swan neck, integrated oven and grill with separate four ring gas hob and cooker hood above. Display cabinets, plumbing/drains for washing machine, space under counter, space for large fridge freezer.

### DINING ROOM

9'6" x 11'11" [2.92m x 3.65m]

UPVC double glazed French doors to the rear garden, central heating radiator, coving to the ceiling.



### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, dado rail, coving to the ceiling, loft access. Four doors to the bedrooms, one to the airing cupboard, and one to the house bathroom.

### BEDROOM ONE

12'0" x 10'9" [3.67m x 3.28m]

UPVC double glazed window to the rear elevation, central heating radiator, and a door to the en suite shower room.



### EN SUITE SHOWER ROOM

6'7" x 4'11" [2.03m x 1.51m]

Frosted UPVC double glazed window to the side, central heating radiator, spotlights, tiled walls and floor. Comprising of a three piece suite with an enclosed shower cubicle with glass door and mixer shower, low flush W.C., pedestal wash basin with two taps.

### BEDROOM TWO

7'1" x 10'10" [2.18m x 3.32m]

UPVC double glazed window to the front elevation, central heating radiator, and a range of fitted wardrobes to one wall.



### BEDROOM THREE

7'9" x 8'5" [2.38m x 2.59m]

UPVC double glazed window to the front elevation, central heating radiator, and bi-folding timber door to a built-in storage cupboard.

### BEDROOM FOUR

8'11" x 6'10" [2.72m x 2.10m]

UPVC double glazed window to the rear elevation, central heating radiator, and fitted wardrobes in the corner.

### BATHROOM

6'2" x 6'7" [1.88m x 2.03m]

Central heating radiator, coving to the ceiling, spotlights, extractor fan, half tiled walls. Comprising of a three piece suite with a panelled bath with two taps, low flush W.C., pedestal wash basin with two taps.



### OUTSIDE

To the front is an attractive lawn garden with planted borders, recessed porch, stone flagged floor, and outside light. Block paved driveway turns into a tarmac driveway running down the side of the property with low maintenance paved edges, leading to a single detached garage with electric up and over door, power and light within. Outside light and sensor over the garage door. Open to the rear garden with paved patio area, attractive lawn garden, planted edges, timber panel fenced boundaries, and an outside water connection under the kitchen window.



### 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.

### 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.