



22 Walton Station Lane,
Sandal, Wakefield



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Sandal, Wakefield, WF2 6HP



An imposing family home finished in a contemporary style with automated double electric gates, sweeping horseshoe drive, potential annex suitable for a variety of purposes, quality designer kitchen units with granite throughout and bespoke staircase with glass balustrade.

A superbly appointed expansive four double-bedroom detached family home thoughtfully finished to a high specification throughout with the added benefit of further accommodation/potential annex, which could be used for a variety of purposes. Set within a generously sized plot with a much larger than average garden to the rear, this wonderful family home offers flexible and versatile living accommodation and also has the benefit of planning permission for the erection of a further residential dwelling, which can be utilised if required.

Beautifully finished in a contemporary style, this spacious house has high quality features throughout including walnut internal doors and briefly comprises entrance hall, family room, sitting room, kitchen with opening to the dining area, w.c., shower room, living room and additional living/potential annex area. The additional area has an entrance hall, room and w.c. To the first floor landing there is the main bedroom with en suite shower room and balcony, three further double bedrooms and the fourth bedroom also benefits from en suite shower room in addition the house bathroom/w.c. Externally, to the front there is a horse shoe grey tumbled block paved driveway providing off road parking for several vehicles, a laid to lawn garden with planted features, hedges and timber fence surrounds as well as two sets of electric gates. The rear garden is mainly laid to lawn, is of a generous size and incorporated paved and composite decked patio areas having timber fence surrounds, water feature pond and child treehouse. The garden overlooks greenbelt land between Sandal and Walton.

Situated in the prestigious district of Sandal, not far away from Newmillerdam Country Park. Sandal/Agbrigg railway station is within easy access from where there are regular trains to both Wakefield and Leeds. For those wishing to travel by car to centres such as Leeds then Junction 39 of the M1 motorway is only a short drive away.

With gunmetal grey UPVC windows, extensive bi-folding doors and external doors as well as a CCTV system. All in all, only a full internal and external appraisal will fully reveal the quality of accommodation on offer and to avoid disappointment.





ACCOMMODATION

ENTRANCE HALL

Wooden framed front entrance door. Frosted double glazed windows to the front and side, door to the family room, double doors to the kitchen and to the sitting room. Bespoke staircase with glass balustrade leading to the first floor landing, column central heating radiator, LED spotlighting to the ceiling.

KITCHEN

Three UPVC double glazed windows to the front flooding the kitchen with plenty of natural light, opening into the dining area, LED spotlighting to the ceiling, underfloor heating, a range of high gloss handleless base units with extensive granite work surface over, integrated stainless steel sink with mixer tap, six ring gas hob with extractor hood above, integrated double oven, integrated fridge freezer, curved Island unit breakfast bar with base units, partially granite work surface and partially wooden work surface.

DINING AREA

Doors to the w.c., garden and annex, large UPVC double glazed window to the rear overlooking the good size water feature, two sets of gunmetal grey UPVC double glazed bi-folding doors to the rear garden. LED spotlighting to the ceiling, underfloor heating.

W.C.

Chrome ladder central heating radiator, LED spotlighting to the ceiling, concealed wall hung low flush cistern, wall mounted wash basin with storage below and mixer tap. Tiled, extractor fan and partial loft access. Underfloor heating.

SHOWER ROOM

Shower cubicle with shower head attachment, glass shower screen, fully tiled, LED spotlights to the ceiling and extractor fan.

FAMILY ROOM

Box UPVC double glazed window to the front, corner central heating radiator and a floor to ceiling feature glass panel looking into the sitting area, which provides a light and airy feel between both rooms.

SITTING AREA

Two UPVC double glazed windows to the rear, column central heating radiator and an opening to the living room. LED spotlighting to the ceiling.

LIVING ROOM

Enjoying a triple aspect with UPVC double glazed window to the front, two UPVC double glazed windows to the side and UPVC double glazed bi-folding doors opening onto the extensive patio area to the rear garden, LED spotlights to the ceiling, column central heating radiator, luxury Bellfire gas fire with balanced flue with decorative wood and glass pane built into media unit.

ADDITIONAL LIVING AREA/POTENTIAL ANNEX

Formerly the garage and currently being used as a clinic.

- ENTRANCE HALL

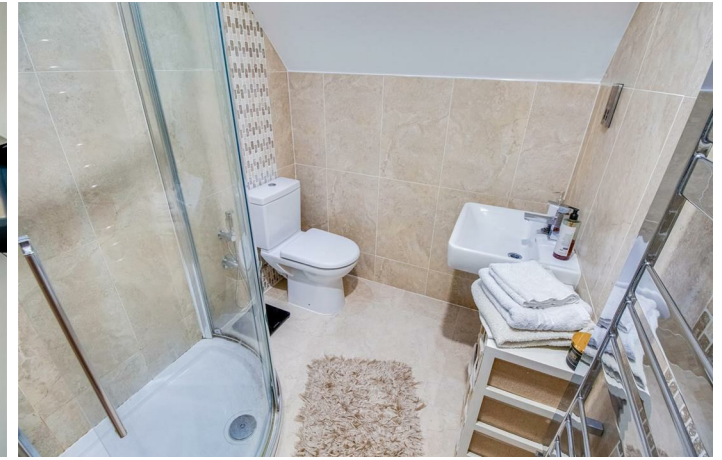
UPVC double glazed frosted panel door leading to the driveway, UPVC double glazed frosted windows to either side, LED spotlighting, wall mounted central heating radiator, door to the cupboard (measuring 1.21m x 2.34m) with LED spotlighting and housing the Worcester combi boiler and water tank. Doors to w.c. and reception room.

- RECEPTION ROOM

UPVC double glazed window to the front, LED spotlighting to the ceiling, wall mounted central heating radiator, a range of wall units and laminate work surface. Wall mounted wash basin with mixer tap.

- W.C.

LED spotlighting to the ceiling, extractor fan, low flush w.c., wall mounted wash basin with mixer tap.





FIRST FLOOR LANDING

A magnificent landing with LED spotlighting to the ceiling, column central heating radiator, two skylights, glass balustrade, set of partially mirrored and sliding door fitted wardrobes, doors leading to bedrooms and the house bathroom/w.c.

BEDROOM ONE

The principal bedroom enjoys UPVC double glazed doors opening onto the balcony area as well as a UPVC double glazed window to the front., LED spotlighting to the ceiling, fitted wardrobes with sliding partial mirrored doors, column central heating radiator and door into the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

LED spotlighting to the ceiling, chrome ladder central heating radiator, extractor fan, wall hung low flush w.c., wall mounted wash basin with mixer tap, shower cubicle with shower head attachment and glass shower screen. Fully tiled and with underfloor heating.

BALCONY

A fantastic feature of the home, the balcony is located to the rear of the property and overlooks the great size rear garden, which also enjoys south facing sunshine all day.

BEDROOM TWO

UPVC double glazed window to the front, central heating radiator, LED spotlighting to the ceiling and a set of fitted wardrobes with sliding partially mirrored doors.

BEDROOM THREE

Central heating radiator, LED spotlighting to the ceiling, UPVC double glazed window to the front, loft access, set of fitted wardrobes with sliding partially mirrored doors.

BEDROOM FOUR

Central heating radiator, UPVC double glazed window to the rear, LED spotlighting to the ceiling, set of fitted wardrobes, door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

UPVC double glazed window, LED spotlighting to the ceiling, chrome ladder central heating radiator, wall hung concealed cistern low flush w.c., wall mounted wash basin with storage below and mixer tap, shower cubicle with overhead shower, shower head attachment and glass shower screen. Fully tiled and underfloor heating.

HOUSE BATHROOM/W.C.

UPVC double glazed window to the rear, brushed steel ladder style central heating radiator, LED spotlighting to the ceiling, wall hung concealed cistern low flush w.c., wall mounted wash basin with storage and mixer tap, stand alone bath with mixer tap and shower attachment, separate shower cubicle with overhead shower and shower head attachment and glass shower screen. Fully tiled and with underfloor heating.

OUTSIDE

Two sets of wooden automated electric double gates open onto the front where there is a mainly grey tumbled block paved driveway, which in turn provides off road parking for several vehicles. The front also is partially laid to lawn with planted borders. Hedged and timber fenced surround. To the rear the garden is of an immense size and is mainly laid to lawn incorporating paved patio areas perfect for outdoor dining and entertaining. Composite decked patio areas. The garden also features a bespoke aluminium pond/water feature with two infinity drops, planted edges and enclosed by timber fencing and walls. The garden also benefits from a children's treehouse.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The large rear garden is south facing sunshine all day, enjoying the sunrises and sunsets, providing a tranquil peaceful feel yet being amongst all modern amenities."

PLEASE NOTE

In addition, please be advised there is outline planning in place for the erection of a residential dwelling to the rear. Further detail is available on www.wakefield.gov.uk application number 21/01679/OUT.

COUNCIL TAX BAND

The council tax band for this property is F.

EPC RATING

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

FLOOR PLANS

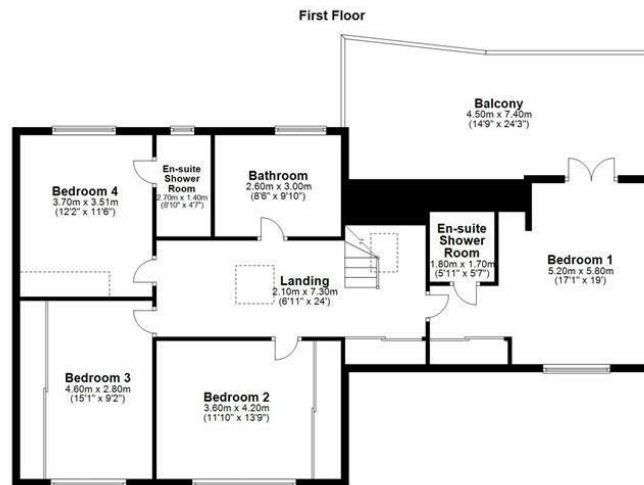
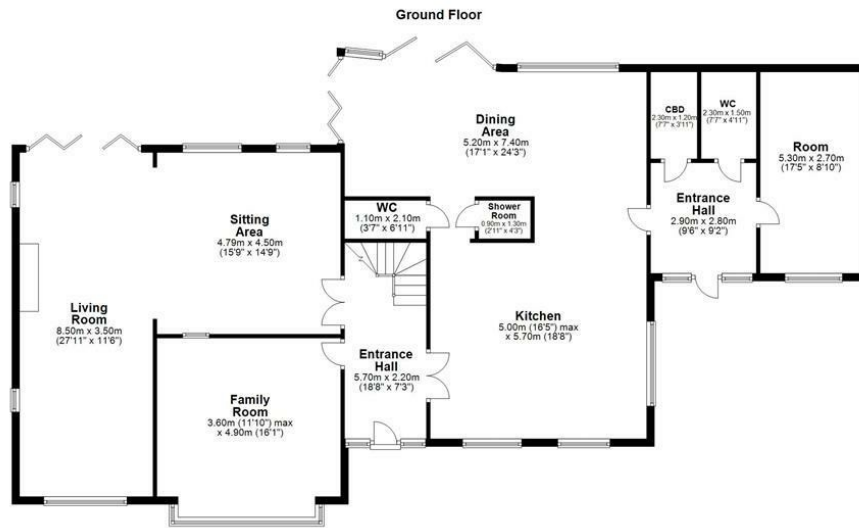
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	80

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OTHER INFORMATION

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