



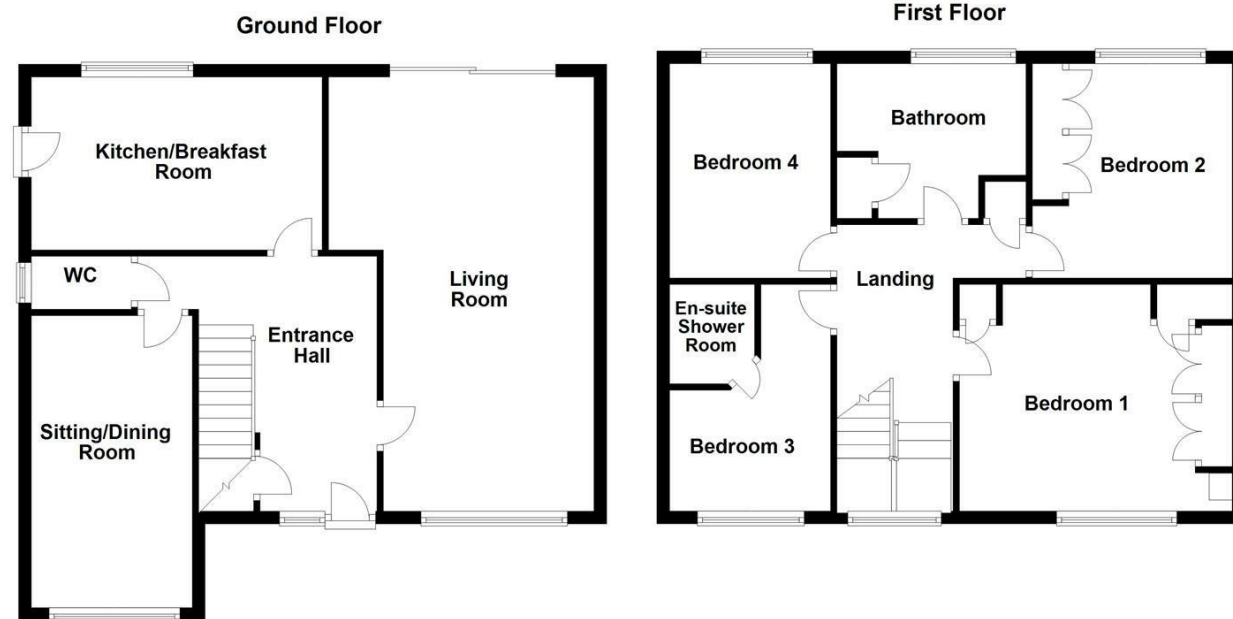
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## 46 Walton Lane, Sandal, Wakefield, WF2 6ET

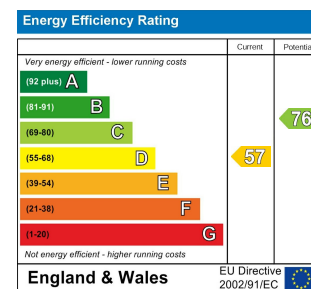
For Sale Freehold £450,000

A fantastic opportunity to purchase this superbly presented four bedroom detached family home benefitting from ample off road parking, attached single garage and attractive front and rear gardens.

With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, understairs storage cupboard, L-shaped living room with sliding patio doors to the rear garden, spacious kitchen/breakfast room with breakfast bar, sitting/dining room and downstairs w.c. To the first floor landing there are four bedrooms (with bedroom three boasting en suite facilities) and modern four piece bathroom serving the landing. Outside to the front there are three paved off road parking spaces with an attractive lawned garden with mature trees bordering and a timber gate accessing the side leading to a large paved patio area to the side of the property with greenhouse and paved pathway opening up into the rear garden. Within the rear, there's an attractive lawned garden with large paved patio area, perfect for entertaining and dining purposes, enclosed by timber panelled surround fences on all three sides.

Situated in this prime part of Sandal, which plays host to a range of amenities including shops and good schools. For those who enjoy idyllic walks, the property is only a short walk away from Sandal Castle. Main bus routes run to and from Wakefield city centre and Sandal & Agbrigg train station is only a short distance away, as well as Junction 39 of the M1 motorway, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly 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

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\*

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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.

### 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

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## ACCOMMODATION

### ENTRANCE HALL

Two UPVC double glazed frosted windows to the side of the entrance door, central heating radiator, staircase to the first floor landing and doors providing access to understairs storage, living room, kitchen/breakfast room, sitting/dining room and downstairs w.c.

### SITTING/DINING ROOM

15'0" x 8'5" [4.58m x 2.58m]

Two wall lights, UPVC double glazed window overlooking the front aspect, coving to the ceiling, central heating radiator and laminate flooring.



### W.C.

5'5" x 2'8" [1.66m x 0.83m]

Concealed low flush w.c., wall hung wash basin with two chrome taps, half tiled walls and UPVC double glazed window to the side.

### KITCHEN/BREAKFAST ROOM

8'11" x 14'9" [2.72m x 4.51m]

Range of wall and base units with laminate work surface over and laminate upstanding above, 1.5 stainless steel sink and drainer with swan neck mixer tap, UPVC double glazed window overlooking the rear aspect, downlights built into surround and wall cupboards, built in wine racks, integrated oven and grill with four ring gas hob

and stainless steel splash back and large cooker hood over. Space for a large fridge freezer, space and plumbing for a dishwasher, breakfast bar, UPVC cladding with inset spotlights to the ceiling, laminate tiled floor and UPVC double glazed window overlooking the rear aspect. UPVC double glazed door to the side and central heating radiator.

### LIVING ROOM

11'10" [min] x 14'6" [max] x 22'6" [3.61m [min] x 4.42m [max] x 6.87m]

Solid wooden floor, living flame effect gas fire on a tiled hearth, tiled decorative interior with cast iron detailing and solid wooden surround. Set of UPVC double glazed sliding patio doors leading out to the rear garden, three wall lights, two central heating radiator, coving to the ceiling and UPVC double glazed window overlooking the front aspect.



### FIRST FLOOR LANDING

UPVC double glazed window overlooking the front elevation, coving to the ceiling, loft access and doors providing access to four bedrooms, house bathroom and storage cupboard with fixed shelving.

### BEDROOM ONE

11'8" x 12'3" [3.57m x 3.74m]

Range of fitted wardrobes and storage, coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the front elevation.



### BEDROOM TWO

10'7" x 10'7" [3.25m x 3.23m]

Laminate flooring, UPVC double glazed window overlooking the rear elevation, central heating radiator and two double fitted wardrobes and set of fitted drawers.



### BEDROOM THREE

3'7" [min] x 8'8" [max] x 11'10" [1.10m [min] x 2.65m [max] x 3.62m]

UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access into the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

4'7" x 5'1" [1.40m x 1.57m]

Three piece suite comprising pedestal wash basin with two taps, low flush w.c., enclosed shower cubicle with bi-folding glass door and mixer shower. Fully tiled walls and wall mounted extractor fan.

### BEDROOM FOUR

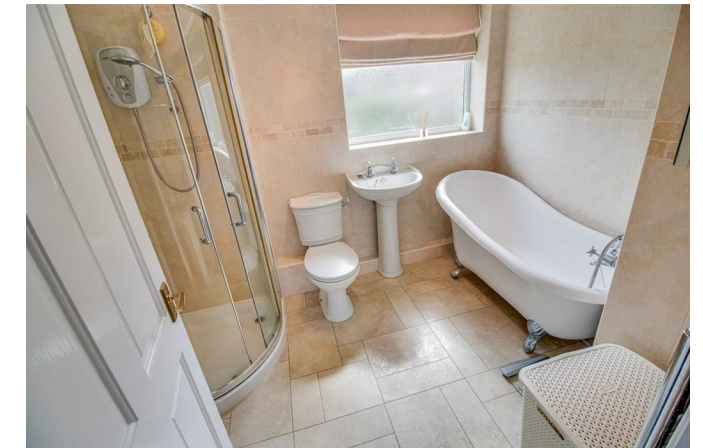
10'5" x 8'7" [3.20m x 2.64m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BATHROOM/W.C.

7'3" x 9'6" [2.21m x 2.92m]

Four piece suite comprising freestanding roll top bath with claw feet, mixer shower and shower attachment within, pedestal wash basin with two taps, low flush w.c. and enclosed curved corner shower cubicle with double glass doors and electric shower within. Fully tiled walls, laminate tiled floor, chrome ladder style radiator and UPVC double glazed frosted window overlooking the rear elevation. Door providing access into the airing cupboard with fixed shelving within.



### OUTSIDE

To the front of the property there is a paved driveway leading to an attached single garage with manual up and over door, a second paved driveway to the side providing off road parking for two vehicles to the front. An attractive lawned front garden with planted borders and mature trees bordering, a paved pathway leading to the recess porch area in front of the entrance door with outside light. A further paved driveway provides further off road parking and a timber gate accesses the side of the property to the left leading to an Indian stone paved seating area, a bin store, greenhouse and paved pathway leading to a large paved patio area overlooking the attractive lawned rear garden, enclosed by timber panelled surround fences on all sides. A paved pathway to the rear of the garage with timber door and timber frosted 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.

### 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.