



WAKEFIELD  
01924 291 294

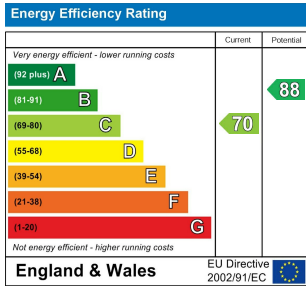
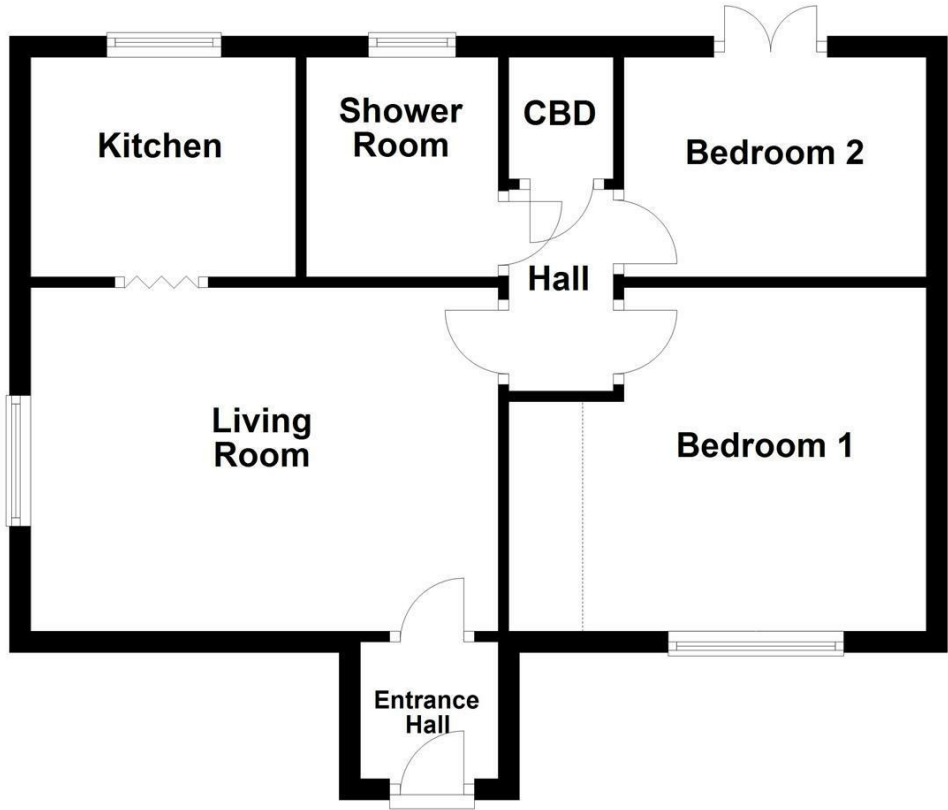
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

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.



**69 The Grove, Walton, Wakefield, WF2 6LD**  
**For Sale Leasehold 50% Shared Ownership £87,500**

**\*\*FURNITURE INCLUDED WITHIN THE SALE\*\*** Situated in the sought after village of Walton is this well presented two bedroom semi detached bungalow with a 50% shared ownership, designed specifically for the retired with occupation limited to the over 55s benefiting from well proportioned accommodation and communal gardens.

The property briefly comprises of the entrance hall, living room, kitchen with further hallway leading to two bedrooms, the house shower room/w.c. and storage cupboard. Outside to the front and rear are paved patio areas with a lawned garden to the rear with hedge borders.

The property enjoys an enviable position in this highly sought after village of Walton which offers a good range of local shops and recreational facilities. Local attractions such as Waterton Park Golf Club and the Walton Colliery Nature Park. Main bus routes nearby provide ready access to the broader range of amenities offered by Wakefield city centre, along with the free access bus (twice a week) and the national motorway network is also readily accessible for 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 advised to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALL

Central heating radiator and door leading through to the living room.

### LIVING ROOM

14'5" x 10'7" [4.41m x 3.24m]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the side with shutters, folding door through to the kitchen and door to a further hallway.



### KITCHEN

6'9" x 8'2" [2.07m x 2.5m]

UPVC double glazed window to the rear, LED ceiling spotlights, downlighting and a range of modern wall and base units with laminate work surface over, composite double sink and drainer with mixer tap and laminate splash back, space and plumbing for a washing machine, integrated fridge freezer and integrated oven with four ring induction hob and stainless steel extractor above.

### HALLWAY

Loft access, doors to two bedrooms, the house shower room and storage cupboard.

### BEDROOM ONE

10'8" x 10'7" [max] x 7'3" [min] [3.26m x 3.25m [max] x 2.23m [min]]

Fitted wardrobes with sliding mirrored doors, UPVC double glazed window to the front with shutters and central heating radiator.



### BEDROOM TWO

9'4" x 6'9" [2.86m x 2.07m]

Set of UPVC double glazed French doors leading to the rear garden and central heating radiator.

### SHOWER ROOM/W.C.

6'8" x 5'8" [2.05m x 1.73m]

Fully tiled, chrome ladder style radiator, LED ceiling spotlights, extractor fan, UPVC double glazed frosted window to the rear, concealed low flush w.c., ceramic wash basin built into storage unit and mixer tap. Shower cubicle with glass shower screen and shower head attachment.



### OUTSIDE

To the front and rear are paved patio areas, perfect for outdoor dining and entertaining with a lawn garden to the rear with hedge borders.



### LEASEHOLD

The service charge is £70.84 [pa] and ground rent £158.34 [per month]. The remaining term of the lease is 48 years [2023]. 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 B.

### 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.

### 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.