



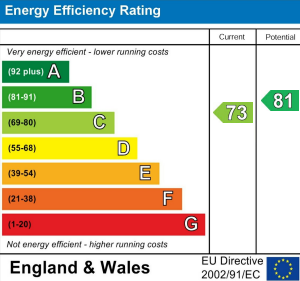
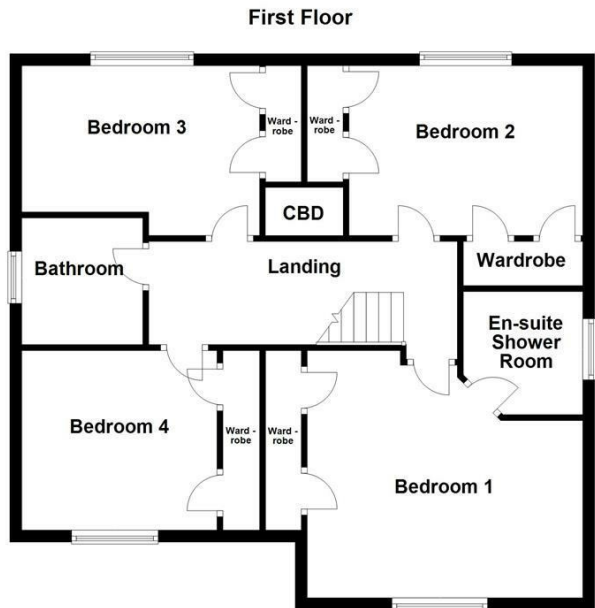
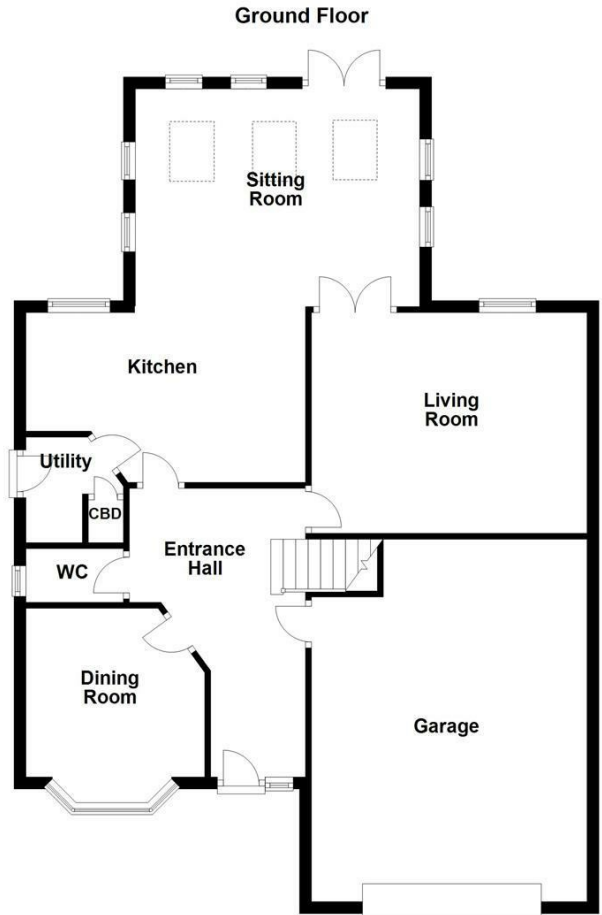
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**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage 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.

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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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**5 The Stables, School Lane, Walton, WF2 6TA**  
**For Sale Freehold £575,000**

Situated in the sought after area of Walton and nestled in a cul-de-sac location is this generously proportioned four bedroom detached home benefiting from off road parking with integral garage and front and rear gardens.

The property briefly comprises of the entrance hall, integral garage, dining room, downstairs w.c., kitchen, utility room, sitting room and living room. The first floor landing leads to four bedrooms [with bedroom one boasting en suite shower room/w.c.] and the house bathroom/w.c. Outside to the front is a block paved driveway providing off road parking for two vehicles leading to the single integral garage and a lawned areas to either side. To the rear there is a low maintenance yard incorporating planted features, pebbled areas and paved patio area, perfect for al fresco dining, fully enclosed by walls.

Situated in a prime part of Walton, the property is well placed to local amenities including shops and schools with local bus routes nearby. For those wishing to commute further afield, Sandal and Agbrigg train station is only a short distance away.

Simply a fantastic home which truly deserves an early appraisal to fully reveal the quality of accommodation on offer and to avoid disappointment.



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#### ACCOMMODATION

##### ENTRANCE HALL

UPVC double glazed door leading into the entrance hall. Central heating radiator, coving to the ceiling, stairs to the first floor landing and doors to the garage, dining room, downstairs w.c., kitchen and living room.

##### GARAGE

16'11" x 15'1" [5.16m x 4.61m]

Electric roller door, power and light. Side door accessible from the entrance hall.

##### DINING ROOM

9'10" x 11'4" [max] x 6'0" [min] [3.0m x 3.47m [max] x 1.84m [min]]

UPVC double glazed bay window to the front, coving to the ceiling and central heating radiator.

##### W.C.

6'9" x 2'11" [2.07m x 0.91m]

UPVC double glazed frosted window to the side, chrome ladder style radiator, low flush w.c., ceramic wash basin built into a storage unit with mixer tap and splash back.

##### KITCHEN

14'2" x 8'9" [max] x 6'3" [min] [4.33m x 2.67m [max] x 1.92m [min]]

Range of modern wall and base units with granite work surface over, inset stainless steel sink and drainer with mixer tap and pyrex splash back. Four ring induction hob with stainless steel extractor hood above, integrated oven, integrated microwave, integrated fridge/freezer. Door to the utility room, an opening into the sitting room, UPVC double glazed window to the rear and central heating radiator.



##### UTILITY ROOM

6'3" x 6'9" [max] x 3'10" [min] [1.92m x 2.07m [max] x 1.17m [min]]

Access to the cloakroom, central heating radiator, space and plumbing for a washing machine and tumble dryer with laminate work surface over. UPVC double glazed side door and the combi boiler is housed in here.

##### SITTING ROOM

11'11" x 15'8" [3.65m x 4.79m]

Three velux skylights, a set of UPVC double glazed French doors to the rear garden, six UPVC double glazed windows to the rear garden and a set of double doors to the living room.



##### LIVING ROOM

11'8" x 16'2" [3.56m x 4.95m]

Door to the entrance hall, coving to the ceiling, central heating radiator, UPVC double glazed window to the rear and gas fireplace with marble hearth, surround and mantle.



##### FIRST FLOOR LANDING

Loft access and doors to four bedrooms, the house bathroom and a storage cupboard.

##### BEDROOM ONE

15'5" x 13'4" [max] x 9'9" [min] [4.7m x 4.07m [max] x 2.98m [min]]

An arched UPVC double glazed window to the front, central heating radiator and doors accessing the wardrobe and to the en suite shower room.



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

6'10" x 6'5" [max] x 3'11" [min] [2.1m x 1.97m [max] x 1.21m [min]]

UPVC double glazed frosted window to the side, extractor fan, anthracite ladder style radiator, low flush w.c., ceramic wash basin built into a storage unit and mixer tap and shower cubicle with shower head attachment and glass shower screen.

##### BEDROOM TWO

12'9" x 8'11" [3.89m x 2.72m]

UPVC double glazed window to the rear, central heating radiator and two wardrobes.

##### BEDROOM THREE

13'1" x 8'11" [max] x 7'7" [min] [3.99m x 2.72m [max] x 2.32m [min]]

UPVC double glazed window to the rear, two doors to the wardrobe and central heating radiator.



##### BEDROOM FOUR

9'4" x 10'6" [2.85m x 3.21m]

Two doors to the wardrobe, central heating radiator and UPVC double glazed window to the front.

##### BATHROOM/W.C.

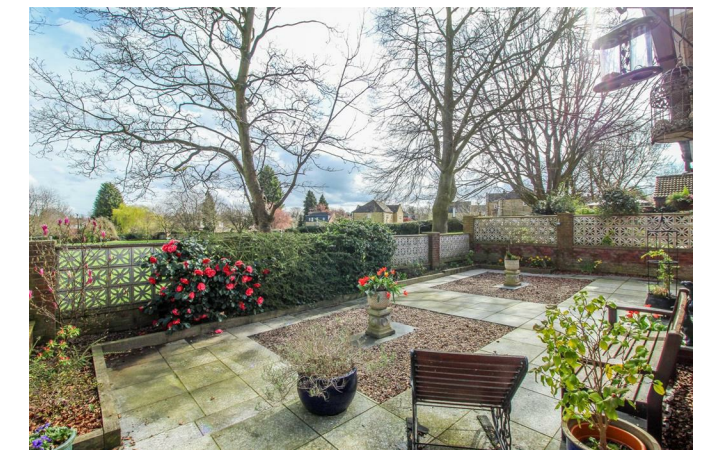
7'2" x 6'7" [2.19m x 2.01m]

UPVC double glazed frosted window to the side, ladder style radiator, low flush w.c., extractor fan, ceramic wash basin built into a storage unit with mixer tap and P-shaped bath with mixer tap and shower head attachment.



##### OUTSIDE

To the front of the property the garden is laid to lawn with planted features and block paved driveway providing off road parking for two vehicles leading to the integral garage. To the rear there is a low maintenance rear yard incorporating planted beds and pebbled areas, as well as a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls with a pleasant view of Walton Park.



##### COUNCIL TAX BAND

The council tax band for this property is F.

##### 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.