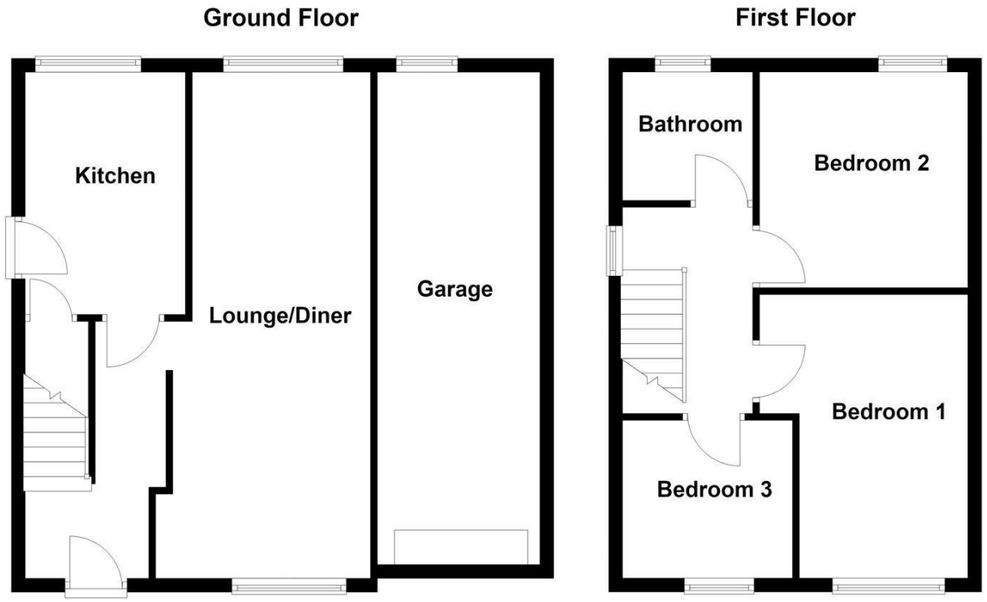
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





76 Manor Rise, Walton, Wakefield, WF2 6PF

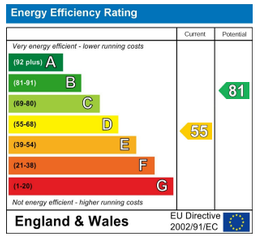
For Sale Freehold £275,000

Proudly introduced to the market is this superbly presented three bedroom link detached home, situated in the highly sought after village of Walton. Finished in a contemporary style throughout and enjoying attractive countryside views to the rear, the property offers two generous double bedrooms, a versatile third bedroom, ample reception space and an attached garage with further potential.

The accommodation is approached via a welcoming entrance hall with staircase leading to the first floor and access through to the spacious lounge diner, providing an excellent setting for both relaxing and entertaining. The modern kitchen diner is fitted with a range of integrated appliances and benefits from useful understairs storage, together with access to the side of the property. Completing the ground floor is the attached garage, which features a manual up and over door, power and lighting and houses the gas combination boiler. The garage also offers exciting potential for conversion into an additional reception room, home office, snug or playroom, subject to any necessary planning permissions and building regulations. To the first floor are two well proportioned double bedrooms and a versatile third bedroom, currently utilised as a dressing room but equally suitable as a single bedroom or home office. A contemporary three piece shower room completes the accommodation. Externally, a concrete driveway provides off road parking and leads to the attached garage. The enclosed front garden is predominantly laid to lawn, with a block paved pathway providing access to the main entrance and side of the property. To the rear is an attractive, fully enclosed east facing garden featuring a lawn and paved patio area, creating an ideal setting for outdoor dining and relaxation. With countryside immediately beyond, the garden enjoys a particularly pleasant outlook and an appealing sense of privacy.

Walton is a highly regarded village offering an excellent balance of countryside surroundings and convenient access to everyday amenities. Scenic walks and a local nature park are close by, while primary schooling are also within easy reach. A range of local shops and amenities can be found nearby, with Wakefield city centre readily accessible and Sandal & Agbrigg railway station less than a ten minute drive away.

An early viewing is highly recommended to fully appreciate the contemporary accommodation, further potential and attractive countryside setting this impressive home has to offer.



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.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Oak effect laminate flooring, central heating radiator and frosted UPVC double glazed window overlooking the side elevation. A partition wall separates the hallway from the staircase, with carpeted stairs providing access to the first floor landing. Feature archway leading through to the lounge diner and opening into the kitchen.



KITCHEN

7'7" x 11'4" (2.33m x 3.46m)

Fitted with a range of Shaker style wall and base units with laminate work surfaces over, incorporating a ceramic sink and drainer with mixer tap. Integrated oven, four ring gas hob with splashback and extractor hood above, integrated fridge freezer and integrated washing machine. Oak effect laminate flooring, central heating radiator, useful understairs storage and UPVC double glazed window overlooking the rear elevation. Access is also provided to the side of the property, leading to both the front and rear.

LOUNGE DINER

24'0" x 9'9" (7.34m x 2.99m)

Oak effect laminate flooring, two central heating radiators and dual aspect UPVC double glazed windows overlooking the front and rear elevations.



FIRST FLOOR LANDING

Carpeted flooring, glazed balustrade and frosted UPVC double glazed window overlooking the side elevation. Doors provide access to three bedrooms and the shower room.

BEDROOM ONE

13'7" x 10'2" (4.16m x 3.10m)

Oak effect laminate flooring, central heating radiator and UPVC double glazed window overlooking the front elevation. A comprehensive range of fitted wardrobes provides useful storage.



BEDROOM TWO

9'9" x 9'3" (2.99m x 2.82m)

Oak effect laminate flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation.



BEDROOM THREE

6'2" x 5'9" (1.89m x 1.77m)

Oak effect laminate flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation.



SHOWER ROOM/W.C.

6'4" x 8'0" (1.94m x 2.46m)

Fitted with a pedestal wash basin with mixer tap and a generous walk-in shower enclosure with mixer shower and separate shower attachment. Chrome ladder style radiator, tiled flooring, tiled walls, clad ceiling, extractor fan, spotlights to the ceiling and frosted UPVC double glazed window overlooking the side elevation.



ATTACHED GARAGE

7'8" x 23'5" (2.36m x 7.14m)

Attached garage with manual up and over door, power and lighting. The gas combination boiler is also housed within the garage. The garage offers potential for conversion into additional accommodation, subject to any necessary consents.

OUTSIDE

To the front is a concrete driveway providing off road parking and leading to the attached garage. A lawned garden is complemented by a block paved pathway leading to the front entrance, with timber fencing providing enclosure and access to the side of the property. To the rear is an enclosed garden predominantly laid to lawn, with a flagged patio area and steps providing access between the different levels. The garden is enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.