



The Stables, School Lane

Guide Price: £525,000

Walton, Wakefield, WF2 6TA

Holroyd Miller have pleasure in offering for sale this superbly presented and substantially extended detached family home occupying a pleasant position on this select development in the heart of Walton village with an open aspect to both front and rear. Only an internal inspection can fully reveal all that is on offer with the accommodation having both gas fired central heating, UPVC double glazing, light oak internal doors with entrance reception hallway with tiled floor, ground floor cloakroom access to garage, open staircase, sitting room/ study with feature bay window, living room with oak flooring and double doors leading through to stunning open plan kitchen/diner/family room superbly appointed with a range of white high gloss units, a comprehensive range of AEG integrated appliances, quartz worktops, French doors leading onto rear garden making this an excellent entertaining space with utility room off. Stairs lead to spacious first floor landing, four good sized double bedrooms all having built in wardrobes, stunning house bathroom with contemporary style suite with shower over bath. Outside attractive block paved driveway leading to integral double garage with automated door, pathway to the side leads to pleasant enclosed mainly laid to lawn garden with paved patio area. Situated in this ever popular and sought-after village of Walton south of Wakefield city centre within each reach of its local amenities, locals school, hotel with swimming pool, countryside on the doorstep with walks to neighboring local villages yet at the same time offering excellent commuter links via the J39 or J41 M1 for those travelling to either Leeds or Sheffield

Entrance Reception Hallway

With double glazed entrance door and window, tiled floor, feature light oak staircase, access to integral garage.

Cloakroom

With wash hand basin set in vanity unit, low flush wc, being fully tiled with double glazed window, chrome heated towel rail.

Sitting Room 9'6" plus bay x 9'6" (2.9m plus bay x 2.9m).

Situated to the front of the property with feature walk-in double-glazed bay window, oak flooring, central heating radiator, double doors leading off from the hallway.

Living Room 16'4" x 12'8" (4.98m x 3.86m).

Having oak flooring, double glazed window, central heating radiator, double opening doors lead through to...

"L" Shaped Kitchen/diner/family room 10'8" (3.25) x 29'11" (9.12) plus 15'1" (4.6) x 9'9" (2.97).

Being superbly appointed with a range of white high gloss fronted wall and base units, contrasting quartz worktops with AEG integrated appliances including double oven, induction hob with gas burner, undermounted sink unit with mixer tap, full height fridge and freezer, integrated dishwasher, downlighting to the ceiling, tiled floor. Double glazed Velux roof lights and French doors leading onto the rear garden make this a light and airy room with three feature radiators.

Utility Room 7'8" x 4'10" (2.34m x 1.47m).

Fitted with matching range of high gloss fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, plumbing for automatic washing machine, vent for dryer, Vailant central heating boiler, downlighting to the ceiling, double glazed rear entrance door.

Stairs Lead to...

First Floor Landing With oak balustrade, useful storage cupboard.

Master Bedroom to Front 13' x 14'11" (3.96m x 4.55m).

With feature arch double glazed window, two built-in wardrobes, two central heating radiators.

En Suite Shower Room

Furnished with contemporary style suite with wash hand basin set in vanity unit, low flush w/c, walk in shower with rain dance shower head, fully tiled, double-glazed window, chrome heated towel rail, electric shaver point in mirrored vanity cupboard.

Bedroom to Rear 9'7" x 12' (2.92m x 3.66m).

Having four built-in wardrobes with light oak internal doors, double glazed window with views overlooking the playing fields, single panel radiator.

Bedroom to Rear 13'4" (4.07) x 7'8" (2.34) opening to 8' (2.44).

Having built-in wardrobes, double glazed window with views overlooking the playing fields, single panel radiator.

Combined Bathroom

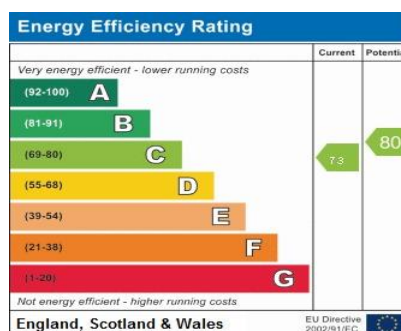
Furnished with modern contemporary style suite with wash hand basin set in vanity unit, low flush w/c, inset bath with shower over and shower screen, fitted vanity mirror, fully tiled, electric shaver point, double-glazed window, chrome heated towel rail.

Bedroom to Front 10'4" x 10'2" (3.15m x 3.1m).

Having built in wardrobe, double glazed window and single panel radiator

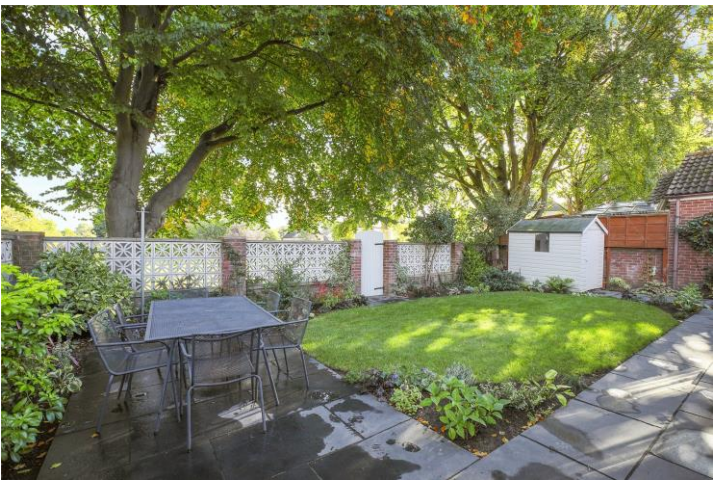
Outside

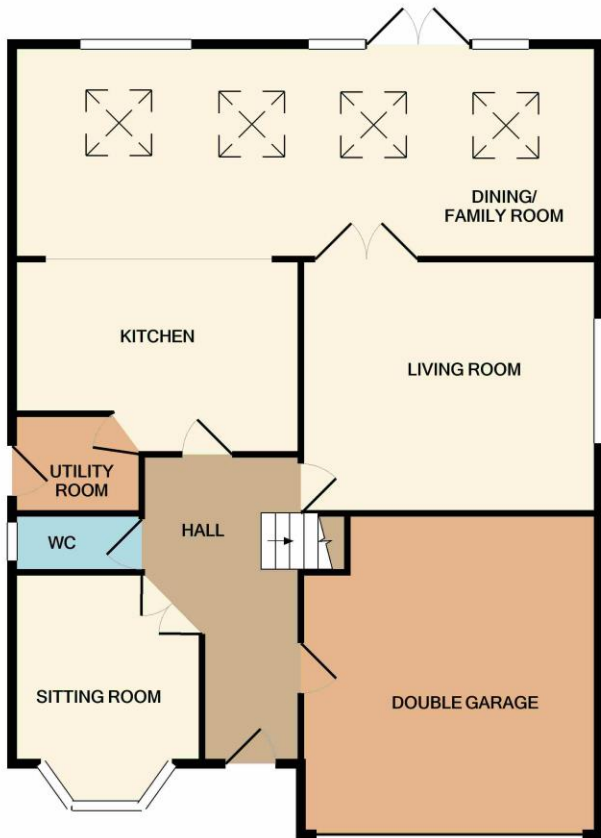
The property is approached by private drive with attractive block paved driveway to the front providing ample off- street parking leading to integral garage with automated door measuring (4.53m x 4.85m) with power and light laid on, pathway to the side leads to enclosed rear garden being mainly laid to lawn with flowering borders, mature trees and shrubs.



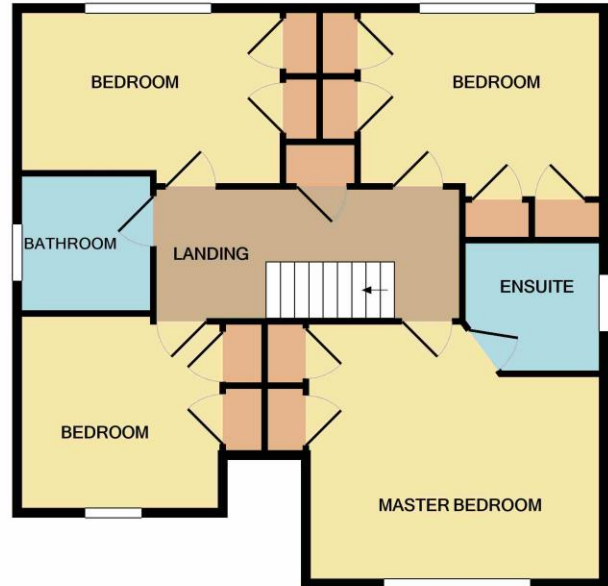








GROUND FLOOR
APPROX. FLOOR
AREA 1123 SQ.FT.
(104.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 784 SQ.FT.
(72.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1906 SQ.FT. (177.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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