



The Hayloft, Brockswood Court,
Walton, Wakefield, West Yorkshire,
WF2 6RU

Asking Price:
£499,950

Holroyd Miller have pleasure in offering for sale this stunning Grade Two Listed stone built Georgian style town house occupying an enviable and unique location which is situated in the first nature reserve in the world. The property adjacent to Waterton Park Hotel, abutting open countryside and positioned on the edge of Walton Village. Offering unique accommodation over two levels together with large, detached garage in block nearby, low maintenance gardens being well maintained. Offering excellent accommodation for the young or retiring couple alike and briefly comprising entrance to Utility Room and Cloakroom/WC, stunning open plan living room with feature fireplace with open grate, oak panelling, feature open staircase, stunning kitchen comprehensively fitted with built in appliances. To the first floor, three double bedrooms, master bedroom with built in wardrobes and stunning ensuite bathroom with Jacuzzi bath and separate shower, guest bedroom with built in wardrobes and ensuite shower room, house bathroom. Outside, low maintenance patio garden with fruit trees and rose beds overlooking the communal garden area which is maintained by a self-managed management company together with double garage and adjacent parking, located within easy reach of the facilities within Waterton Park Hotel and Waterton Golf Club with its own club house and Restaurant and amenities within Walton village itself, together with easy access to Wakefield and Leeds city centre via J39/M1 for those travelling throughout the region. Offered with No Chain. A truly enviable and unique opportunity.

Entrance Hall

With tiled floor, useful built in cloaks cupboard, plumbing for automatic washing machine and utility cupboard.

Cloakroom

Having wash hand basin, low flush w/c, being tiled.

Living Room 18'8" x 24' (5.7m x 7.32m). Open plan room with oak panelled walls, feature open staircase, oak flooring, two feature sash double glazed windows, feature fire surround with open grate, central heating radiator.

Kitchen

11'10" x 10'10" (3.6m x 3.3m). Fitted with a matching range of high gloss black wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, a comprehensive range of built-in appliances including oven and hob with extractor hood over, integrated dishwasher, rear entrance door, tiled floor.

Stairs lead to...

First Floor Landing

With exposed beam work, Velux roof light.

Master Bedroom

11'9" x 11'10" (3.58m x 3.6m). Comprehensively fitted with a matching range of built-in furniture including wardrobes, overhead cupboards, shelving, oak flooring.

En Suite Bathroom

With Jacuzzi style bath, wash hand basin, low flush w/c, separate shower cubicle, tiling, double glazed window, radiator.

Bedroom

7'11" x 10'8" (2.41m x 3.25m). With double glazed window, central heating radiator.

Bedroom 11'11" x 6'9" (3.63m x 2.06m). With Velux roof light, fitted wardrobes, central heating radiator.

En Suite Shower Room Furnished with pedestal wash basin, low flush w/c, shower cubicle, tiling, double glazed Velux roof light.

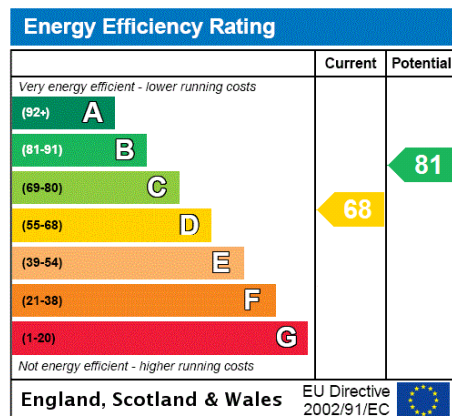
Combined Shower Room With modern contemporary style suite with pedestal wash basin, low flush w/c, shower cubicle, tiling, beamed ceiling, central heating radiator.

Outside

Forecourt Garden being paved with mature apple tree, raised borders for ease of maintenance, wrought iron railings and entrance gate. To the rear, communal gardens with a service charge of £50.00 per month for the upkeep of the communal areas, lamp post and roads. Nearby is a double sized garage which has been converted to provide ground floor storage, kitchen, stairs lead above the garage to a converted office space with Velux roof light, power and light laid on. We believe the property to be Free hold. The property is located on the outskirts of Walton village south of Wakefield city centre which has limited amenities yet is conveniently placed for those wishing to commute with easy access to the motorway network via J39/M1.

Tenure: Freehold

Council Tax Band: E





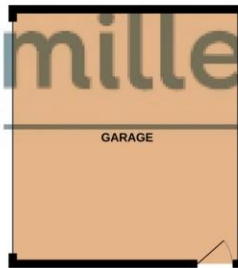
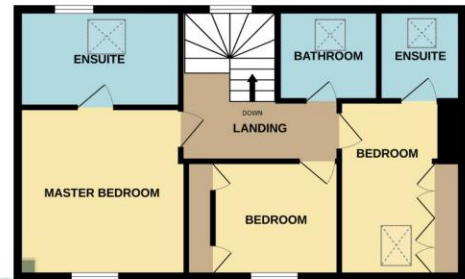




GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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