



77 The Balk, Walton, Wakefield,
West Yorkshire, WF2 6JX

Asking Price:
£875,000

Holroyd Miller have pleasure in offering for sale this imposing detached family home offering substantially extended accommodation and occupying an enviable position at the top of the Balk overlooking the fields towards the golf course, houses in this location very rarely come to the market. Offering flexible living accommodation for those with dependant relatives whereby part of the accommodation could easily be hived off to form a self-contained Annex. The property has been maintained to a high standard with gas fired central heating, solar panels and hard wood double glazing. Briefly comprising, entrance reception hallway, light and airy living room with patio doors leading onto the front garden area, feature fire surround and steps leading down to pleasant sitting area making the most of the views, open staircase, formal dining room, well equipped breakfast kitchen leading through to conservatory, adjacent breakfast room, inner hallway leading to combined shower room, adjacent ground floor bedroom and family room. To the first floor, three bedrooms with master bedroom having built in wardrobes and ensuite shower room, adjacent dressing room with boiler room giving access to large attic space providing tremendous potential, ample eaves storage, two further bedrooms and house bathroom. Outside, the property occupies a generous plot being set well back from the road with ample off-street parking leading to car port and tandem style garage, well-kept and well stocked gardens, being mainly laid to lawn to the front and retaining a high degree of privacy. To the rear the generous lawn garden is well stocked with mature trees, shrubs, wisteria and making the most of the views. The property also benefits from solar panels giving a return and providing low-cost living. A truly enviable village location, situated within walking distance of Walton village, Walton Academy Primary school and local amenities, together with countryside walks, easy access to the local golf club and Waterton Park Hotel, yet at the same time providing easy access to the motorway network via J39/M1 for those travelling to either Leeds or Sheffield. Viewing Essential.

Entrance Reception Hallway

With double glazed entrance door, part tiled floor, double glazed window, and two central heating radiators.

Living Room 12'10" (3.91) x 21'2" (6.46) to staircase x 19'11" (6.08).

A light and airy room with patio doors leading onto the front garden and double-glazed window to the side. feature marble fire surround with flame effect fitted gas fire, two central heating radiators. Feature open staircase steps lead down to...

Sunken Sitting Room 11'2" x 12'9" (3.4m x 3.89m).

With sliding double glazed patio doors leading onto the rear garden making the most of the views, wall mounted gas convector heater, double glazed window overlooking the conservatory, central heating radiator.

Formal Dining Room 11'11" x 11'8" (3.63m x 3.56m).

Having tiled floor, useful understairs storage cupboard, double glazed window, central heating radiator.

Conservatory 15'3" x 9'6" (4.65m x 2.9m).

Having tiled floor, double glazed hardwood frame with exposed brick work, central heating radiator, views overlooking the rear garden and beyond.

Breakfast Kitchen 13'1" x 13'6" (4m x 4.11m).

Fitted with a matching range of cream wall and base units, contrasting oak worktops and breakfast bar, built in fridge and freezer, integrated dishwasher and washing machine, Range oven with extractor hood over, tiled floor, colour co-ordinated sink unit, monobloc tap fitment, double glazed window makes the most of the views, rear entrance door, door to the conservatory and central heating radiator.

Adjacent Breakfast Room 10' x 9'5" (3.05m x 2.87m).

Situated to the side of the property with double glazed window, tiled floor, central heating radiator.

Inner Lobby

Provides access to...

Combined Shower Room

Furnished with colour suite comprising pedestal wash hand basin, low flush w/c, shower cubicle, tiling, downlighting to the ceiling, double glazed window, chrome heated towel rail.

Guest Bedroom 13'7" x 10' (4.14m x 3.05m).

With double glazed window, central heating radiator.

Family Room 13'4" (4.06) x 11'9" (3.58) plus door well.

With two double glazed windows, situated to the front of the property, central heating radiator and wall mounted convector heater.

Stairs lead to Split Level Landing

With double glazed and powered Velux roof light making this a light and airy space, access to two storage areas, one being in the eaves.

Bedroom to Rear 12'8" (3.86) x 13'3" (4.04) plus door well.

Having dual aspect double glazed windows making the most of the views, central heating radiator.

House Bathroom

Furnished with modern white suite with wash hand basin, low flush w/c, bidet, panelled bath with shower attachment, separate shower cubicle, tiled walls, downlighting to the ceiling, double glazed window, chrome heated towel rail.

Bedroom to Front 9'3" x 12'8" (2.82m x 3.86m).

Having built in sliding wardrobes, three double glazed windows, one wall light point, a light and airy room, central heating radiator.

Master Bedroom to Rear 13'10" x 13'3" (4.22m x 4.04m).

With two double glazed windows, two sets of fitted sliding wardrobes, superb open views, central heating radiator.

En-suite Bathroom

Furnished with modern contemporary style suite with wall hung wash hand basin, low flush w/c, bidet, corner shower, panelled bath with shower attachment, downlighting to the ceiling, double glazed window, chrome heated towel rail.

Dressing Room

Having fitted wardrobes, double glazed window, central heating radiator, storage cupboard providing access to central heating boiler, access to...

Loft Area

Large loft area providing excellent storage and further potential for development subject to any necessary planning consent.

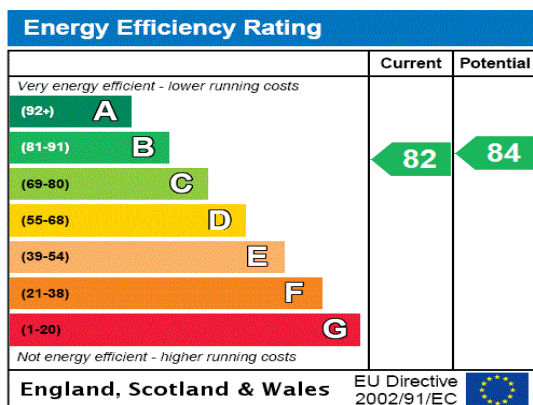
Outside

The property is set well back from the road with mature hedges providing excellent privacy with lawn gardens to the front, laurel hedging, driveway provides ample off street parking and leads to carport to the side giving access to tandem style garage (11.16m x 2.85m narrowing to 2.69m) with power and light laid on, hot and cold water tap and wash hand basin, up and over door, window to the side and personnel rear entrance door. To the rear, generous mainly laid to lawn gardens with well stocked borders with mature trees and shrubs making the most of the views, pathway to the side.

Council Tax Band: G

Tenure: Freehold

Viewings: Through Holroyd Miller



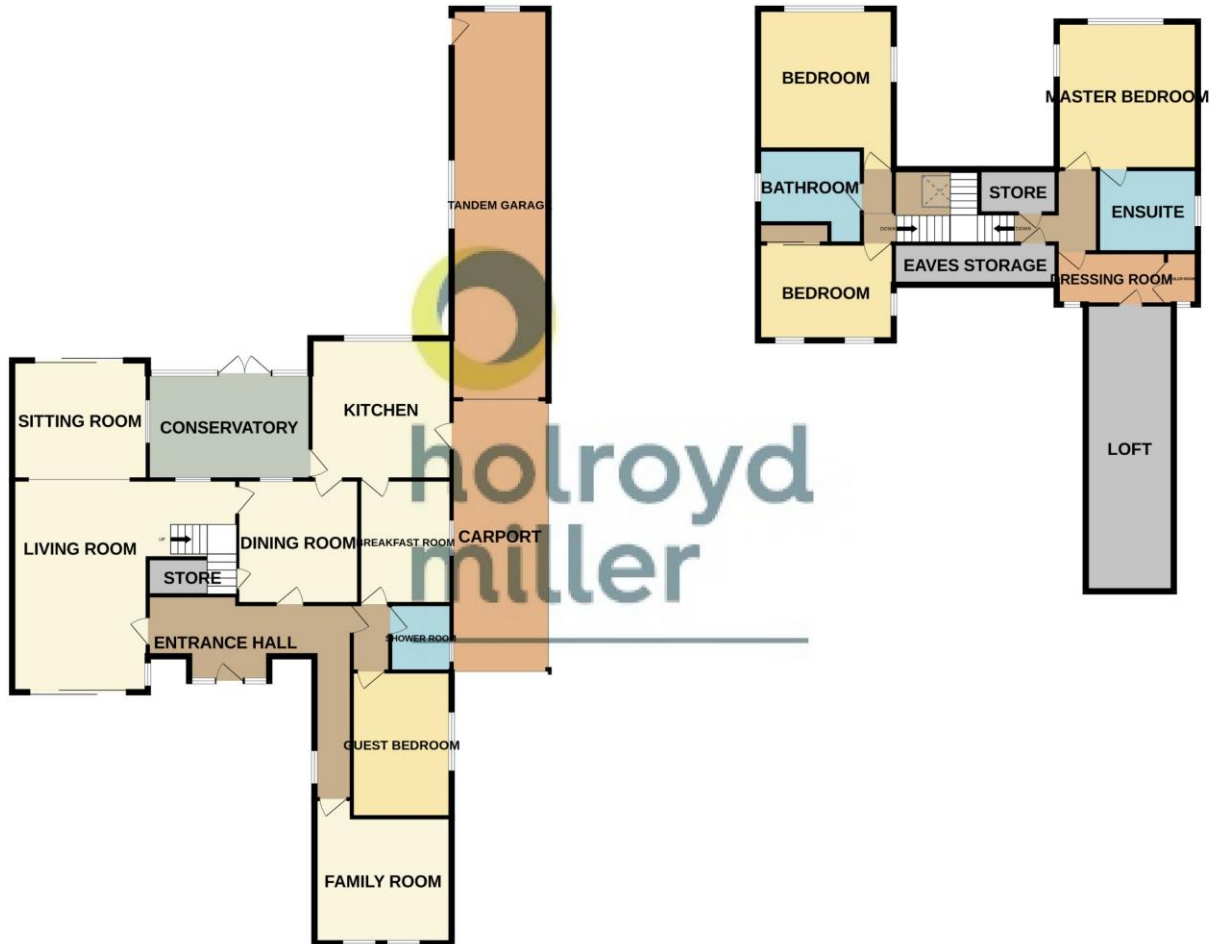






GROUND FLOOR
2123 sq.ft. (197.3 sq.m.) approx.

1ST FLOOR
1135 sq.ft. (105.4 sq.m.) approx.



TOTAL FLOOR AREA : 3258 sq.ft. (302.7 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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