



“TouchDown”, 15A The Balk, Walton,  
Wakefield, West WF2 6JZ

Asking Price:  
£975,000

Holroyd Miller have pleasure in offering for sale this individually designed stone built detached home occupying a pleasant position just off The Balk, in the sought after village of Walton south of Wakefield city centre. The bespoke interior was designed for the present owners and offers a move with a minimum of fuss, built to a high specification including air source heat pump for heating, oak internal doors, glass balustrade and feature staircase with oak handrails. The accommodation briefly comprises outer entrance porch leading to impressive reception hallway with feature open staircase, cloakroom/wc, home office, double doors lead through to through lounge with French doors leading onto the rear garden, feature marble fire surround with log burner, pocket doors open to formal dining/family room again with French doors leading onto the rear garden. Well-appointed breakfast kitchen with feature corner window making the most of the views overlooking the rear garden, fitted with a matching range of high gloss units, a comprehensive range of Bosch appliances, rear entrance hall with adjacent utility room giving access to the integral double garage with automated doors. Stairs lead to first floor spacious landing with glass balustrade and feature windows, large bedroom which could easily be split to provide a further bedroom having a "Jack and Jill" ensuite bathroom arrangement with the adjacent bedroom, having fitted wardrobes, further bedroom to the side, house bathroom with underfloor heating and separate shower, master bedroom suite having a comprehensive range of fitted wardrobes, walk-in wardrobe and ensuite shower room. Outside, the property is located off the Balk down a private driveway with automated gates leading through to a driveway providing ample turning space and leading to the garage, pathway to the side leads to secluded garden having mature trees, mainly laid to lawn with extensive decking area, well stocked borders retaining a high degree of privacy, home office/hobby room in the rear garden. A stunning home which must be viewed, located in this convenient village with excellent local schools, access to the motorway network, ideal for those travelling to either Leeds or Sheffield with excellent rail services. Viewing Essential. Council Tax Band G

### Outer Entrance Porch

Leading to...

### Entrance Reception Hallway

With feature open staircase with glass balustrade, oak flooring.

### Cloakroom

Having wash hand basin, low flush w/c set in back to wall furniture, tiled floor, double glazed window.

### Home Office 8'4" x 7'7" (2.54m x 2.3m).

With feature double glazed corner window, underfloor heating.

### Living Room 23'4" x 12'8" (7.1m x 3.86m).

A light and airy room with double glazed window to the front, double glazed French doors lead onto the rear garden, feature marble fire surround with stone hearth and log burner, oak flooring, pocket doors lead through to...

### Formal Dining/Family Room 18'10" x 13'9" (5.74m x 4.2m).

Having double glazed window to the side and rear with French doors leading onto the rear garden, oak flooring, double doors leading through to the entrance hall.

### Breakfast Kitchen 15'4" x 10'10" (4.67m x 3.3m).

Superbly appointed with a range of high gloss fronted wall and base units, contrasting granite worktops, integrated Bosch appliances including, oven, microwave, hob, extractor, integrated fridge, dishwasher, under mounted stainless steel sink unit to the centre island and breakfast bar, feature corner double glazed window and Velux roof light makes this a light and airy room.

### Rear Entrance Hall/Utility Room 14' x 6'2" (4.27m x 1.88m).

Fitted with a matching range of high gloss fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine, integrated freezer, tiling to the floor, double glazed window, access to integral double garage with automated door (5.72m x 4.94m).

### Stairs lead to First Floor Landing

With feature glass balustrade and oak handrail, feature double glazed arch windows, central heating radiator.

### Bedroom to Front 23'4" (7.12) x 12'10" (3.90) narrowing to 11'4" (3.45).

Having two sets of fitted wardrobes and could easily be split giving a further bedroom, windows to both front and rear, "Jack and Jill" ensuite arrangement with the adjacent bedroom.

### "Jack and Jill" Ensuite

With wash hand basin, low flush w/c set in back to wall furniture, large shower cubicle, tiling, heated towel rail, double glazed window.

### Bedroom to Rear 13'1" x 10'2" (4m x 3.1m).

Having fitted wardrobes, overhead cupboards, double glazed window, central heating radiator.

### Bedroom to Side 11' x 9'7" (3.35m x 2.92m).

With double glazed window, central heating radiator.

### House Bathroom

Furnished with modern white suite, being fully tiled with wash hand basin set in vanity unit, low flush w/c, panelled bath, separate walk-in shower, double glazed window, heated towel rail.

### Master Bedroom 15'8" x 16'9" (4.78m x 5.1m).

Having a comprehensive range of full width fitted wardrobes, dressing table and drawers, adjacent walk-in wardrobe

### Walk-In Wardrobe

With double glazed Velux roof light and hanging space to both sides, central heating radiator.

### Ensuite Shower Room

Furnished with modern white suite with wash hand basin, low flush w/c set in back to wall furniture, corner shower cubicle, tiled floor, chrome heated towel rail.

### Outside

The property has right of access to a private drive shared with the adjacent property with automated gates leading through to tarmac driveway and turning space providing ample off street parking, pathway to the side leads to extensive mainly laid to lawn gardens with mature trees, extensive decking area leads off from the principle rooms to the rear together with a large timber outhouse/hobby room, ideal for those wishing to work from home, with further hanging space and storage area to the side. Retaining a high degree of privacy.



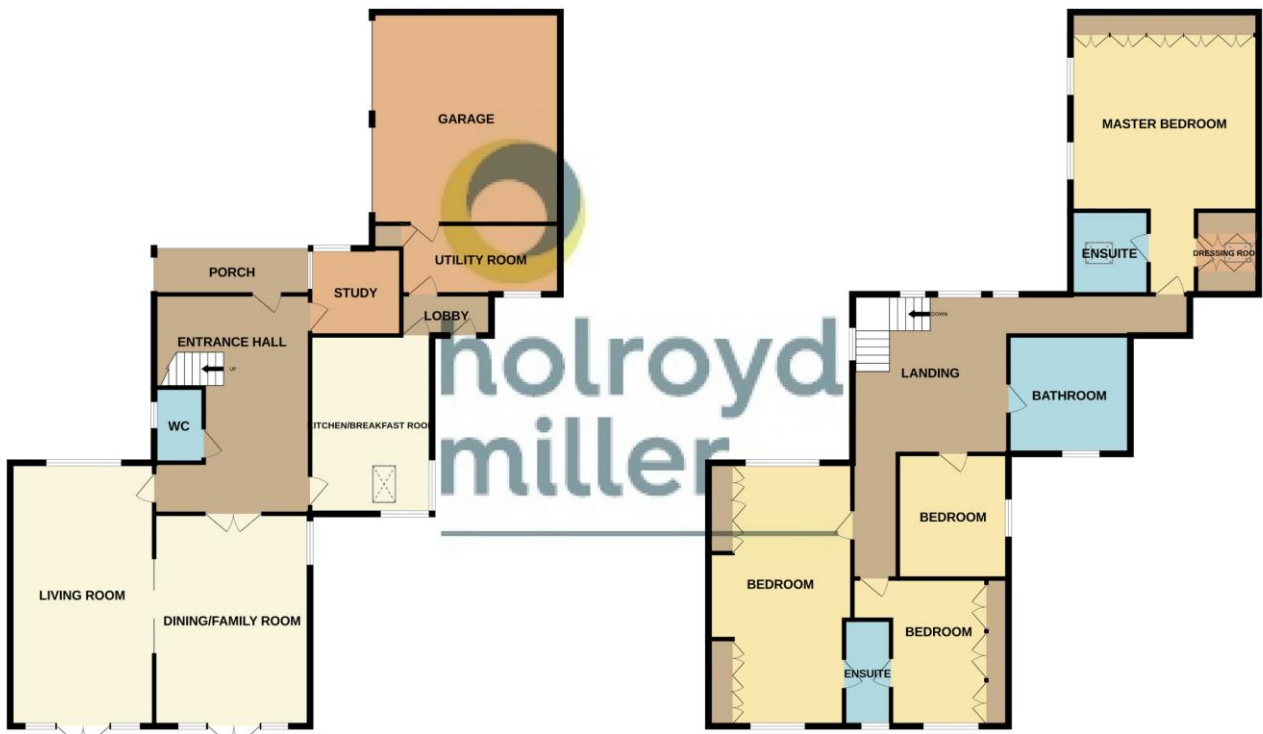




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
1547 sq.ft. (143.7 sq.m.) approx.

1ST FLOOR  
1411 sq.ft. (131.1 sq.m.) approx.



TOTAL FLOOR AREA : 2958 sq.ft. (274.8 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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