

Move Now Sales



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**FOR SALE**

**School Lane, Walton, Wakefield,**

**WF2 6NR**

**2 Bedroom, Cottage**

**£215,000**



Movenowproperties are extremely delighted to offer this characterful 2 bedroom cottage set in the popular village of Walton. Having off road parking, feature log burner. This property must be viewed to avoid disappointment.

Accommodation briefly comprises:

Solid wood stable door with period window above leading to entrance porch and kitchen.

### **Kitchen**

**Measurements: 10' 6" x 7' 3" (3.21m x 2.22m)**

Comprising of a small countryside feel kitchen with wall and base units, complementary work surfaces, space for fridge/freezer, dishwasher and washing machine, stainless steel sink, oven and hob with extractor hood above, laminate flooring, part tiling to walls and windows to front and side elevations.



### **Living Room**

**Measurements: 16' 1" x 10' 4" (4.89m x 3.15m)**

Hallway leading around to living area with attractive solid wooden flooring, stairs leading to first floor landing, period wooden features, door to bedroom 2 set on ground floor and log burner set in chimney breast.



### **Bedroom 2**

**Measurements: 13' 11" x 8' 0" (4.25m x 2.44m)**

Double bedroom set on the ground floor with maisonette, shower cubicle, spotlights, radiator and window.



### **Stairs & Landing**

Carpet flooring, door to bathroom and open with bedroom 1.

## Bathroom

Measurements: 10' 4" x 6' 2" (3.15m x 1.87m)

Comprising of a 3-piece suite having bath with overhead mains shower and glass shower screen, low flush WC, wall hung wash basin, tiled flooring, part tiling to walls, window to front elevation and radiator.



## Bedroom 1

Measurements: 16' 2" x 9' 4" (4.92m x 2.85m)

Double bedroom with carpet flooring, coving to ceiling and window to front aspect.



## Outside

Gated access offering off road parking to pebbled front garden and small decked area.



This property resides within the ever popular village of Walton, with local restaurants and pubs within close proximity. Countryside walks close by, with Sandal Castle and Pugneys Country Park also a short distance.

## Tenure

Freehold

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D		
39-54	E	52	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

## Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

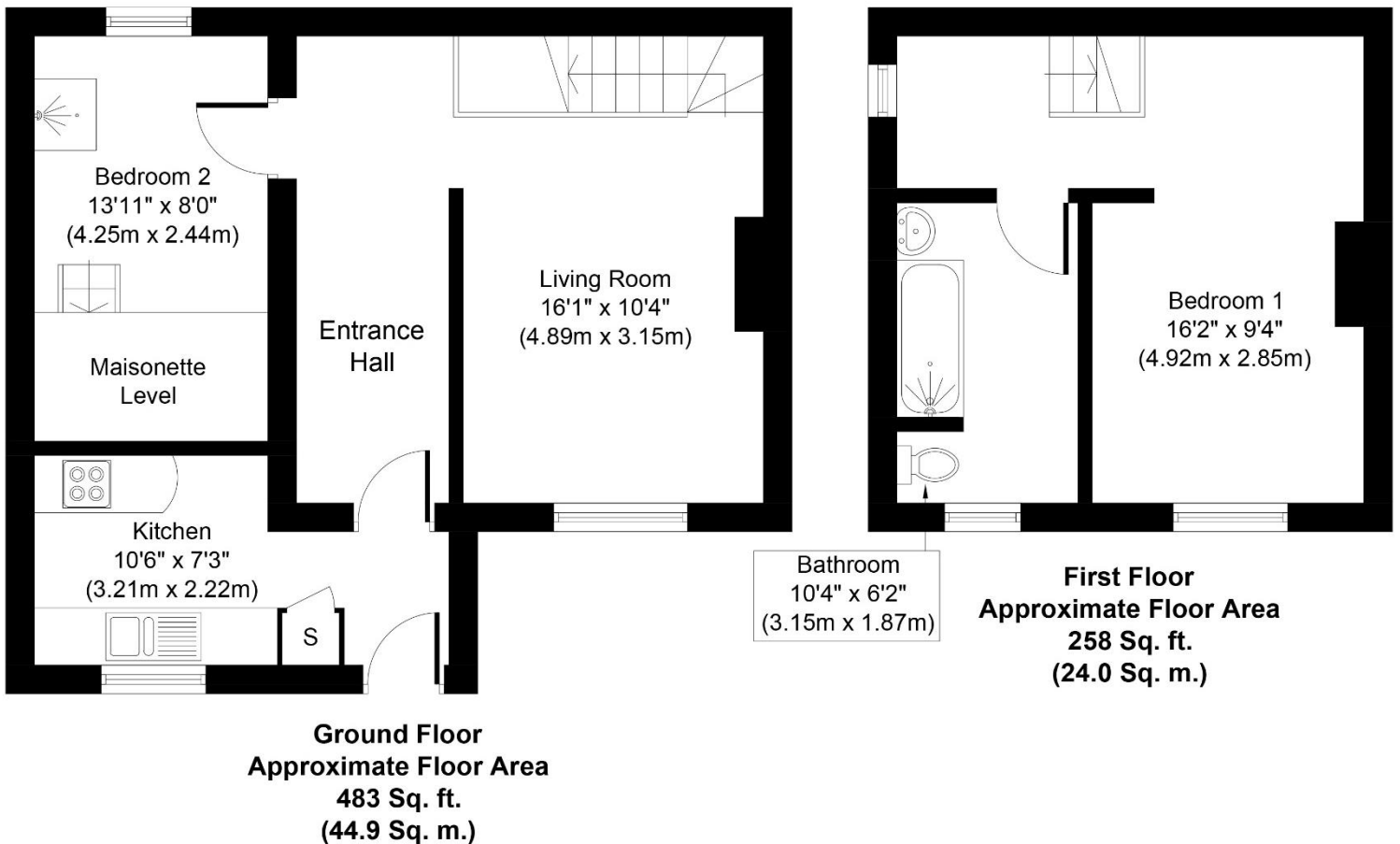
## Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us [Movenowproperties.com](http://Movenowproperties.com) 01924 249349 / [info@movenowproperties.com](mailto:info@movenowproperties.com)

## 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.



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