

70 Oakenshaw Lane
Walton
Wakefield
WF2 6NH



HODSONS

This exceptional property is a fine example of a traditional semi-detached home that has been sympathetically extended and beautifully maintained to the highest standards throughout. Perfectly blending period charm with contemporary living, this house offers a warm and inviting space for families or professionals seeking a property with character and modern convenience.

The ground floor boasts two generously proportioned reception rooms, including a formal lounge for relaxing and a separate sitting room offering additional versatility. At the heart of the home is a stunning open-plan kitchen and dining area, thoughtfully designed with quality fitted units and integrated appliances. This light-filled space is perfect for entertaining or enjoying family meals, seamlessly combining practicality with style.

Upstairs, the property offers three well-appointed bedrooms, each tastefully decorated to enhance the property's character. The luxurious family bathroom features a timeless suite, including a freestanding roll-top bath and a walk-in shower cubicle, providing the perfect place to unwind.


Outside, the property benefits from a private driveway providing ample parking and storage. To the rear, a sizeable, well-established garden awaits, predominantly laid to lawn with mature, stocked borders. There is also a large garden shed for further storage. This tranquil outdoor space is ideal for family activities or simply enjoying the peaceful surroundings, with the added bonus of stunning open field views beyond.









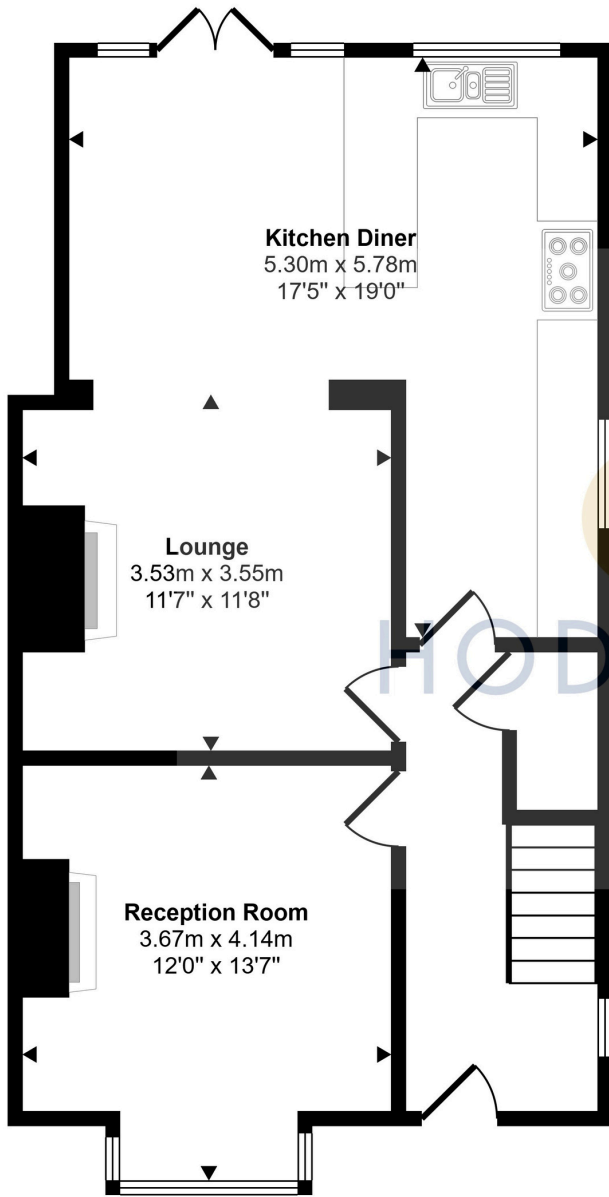


Situated on the edge of Wakefield, Walton is a charming village that offers tranquil rural living alongside modern amenities. Surrounded by scenic countryside it's perfect for those who enjoy outdoor pursuits.

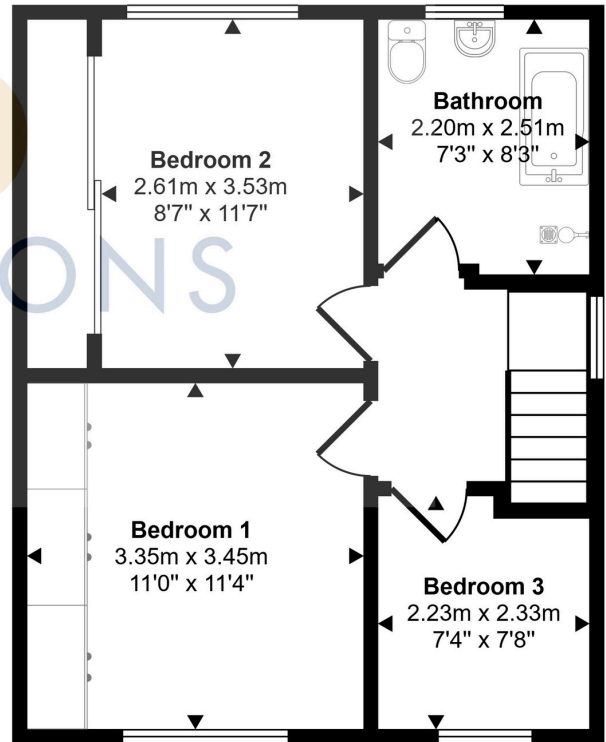
The village provides a friendly community atmosphere with local shops, pubs, and school, making it ideal for families. Its proximity to Wakefield, Leeds, and major motorways ensures easy commuting, while nearby attractions like the Yorkshire Sculpture Park and Sandal Castle offer leisure and culture.

Walton is the ideal choice for those seeking a balanced lifestyle with countryside charm and urban convenience.





Ground Floor
Approx 60 sq m / 644 sq ft



First Floor
Approx 40 sq m / 431 sq ft

Tenure This property is Freehold.

Services Connected to mains water, drainage, gas and electricity.

Council Tax Wakefield Council Tax Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		