



**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



## 2 Cardigan Terrace, Wakefield, WF1 3DF

For Sale Freehold £425,000

Retaining an abundance of wealth and character throughout is this superbly appointed and charming four bedroom period home with spacious and versatile accommodation.

The property fully comprises of entrance hall which leads to living room, dining room, kitchen, utility leading to the downstairs w.c., store room and integral single garage. A cast iron gate with stairs leads down to the additional cellar room with inner hallway leading to two further cellar rooms. The first floor landing provides access to there are two double bedrooms [bedroom two with en suite shower facilities], as well as three piece suite house bathroom/w.c. Stairs to the second floor landing lead to two further double bedrooms. Outside there is an attractive Yorkshire stone and lawned garden area, surrounded by cast iron railings. There is a pebbled driveway leading to the single integral garage and access to the utility.

Situated a stones throw away from Wakefield city centre, the property is well placed to local amenities including shops and schools, with local bus routes nearby. There is great access to the motorway network and Wakefield Westgate train station only a short walk away.

Simply a stunning period home, ideal for the growing family with a wealth of character throughout, this property deserves an early viewing to fully appreciate the accommodation.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(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 & Wales		EU Directive 2002/91/EC	

### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

### CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



**ACCOMMODATION**

**ENTRANCE HALL**

Original solid wooden front entrance door with stained glass inserts with timber sunlight above, ornate coving to the ceiling, tall skirting boards, original staircase with solid wooden handle leading to the first floor landing, gas radiator, dado rail and doors to the living room, dining room, kitchen, built in cloakroom cupboard and cellar rooms.

**LIVING ROOM**

137' x 162' [4.15m x 4.94m]

Ornate coving to the ceiling, detailed ceiling rose, picture rail, tall skirting boards, timber single glazed walk in bay window with secondary glazing to the side aspect with further window to the front, three gas radiators and gas fire on a tiled hearth with decorative tiled interior and original solid wooden mantle.



**DINING ROOM**

135' x 1210' [4.09m x 3.92m]

Timber single glazed walk in bay window with secondary glazing to the front aspect, tall skirting boards, ornate coving to the ceiling, detailed ceiling rose, picture rail, dado rail, two gas radiators and solid wooden hearth with decorative interior and original solid wooden surround.



**KITCHEN**

125' x 115' [3.79m x 3.48m]

Range of base units with laminate work surface over and tiled splash back, stainless steel sink and drainer with mixer tap, Range cooker inset into the chimney breast, timber single glazed sash window with secondary glazing overlooking the front aspect, Yorkshire stone flagged floor, original creole to the ceiling, dado rail and tall skirting boards. Door to the utility room with sunlight above.

**UTILITY**

101' [min] x 151' [max] x 159' [3.08m [min] x 4.62m [max] x 4.81m]

Range of base units with laminate work surface over, plumbing and drainage for a washing machine, space for a freestanding fridge/freezer, perspex sloped ceiling, double timber doors to the front aspect with two timber single glazed windows to either side and stained glass windows above. Doors to the integral garage, downstairs w.c. and store room. Cast iron gate providing access down a staircase to the cellar rooms.



**W.C.**

51' x 30' [1.56m x 0.93m]

High flush w.c., wall hung wash basin with mixer tap and tiled splash back. Timber single glazed frosted window to the side aspect.

**INTEGRAL GARAGE**

810' x 144' [2.71m x 4.39m]

Timber double doors to the front, light and power within.

**MAIN CELLAR ROOM**

135' x 161' [4.10m x 4.91m]

Original Yorkshire stone flagged floor, timber single glazed window to the front aspect, stainless steel sink and drainer, gas radiator, power and light within. Timber door to the inner hallway.

**INNER HALLWAY**

Gas radiator, understairs storage area, light within. Access to a further cellar room.

**CELLAR ROOM**

136' [max] x 71' [min] x 117' [4.12m [max] x 2.17m [min] x 3.55m]

Two original curing tables, block paved floor, combi condensing boiler, timber single glazed window to the front aspect and light within. Timber door to the original coal shuttle room.

**FIRST FLOOR LANDING**

Ornate coving to the ceiling, further solid wooden staircase with solid wooden handrail to the second floor landing, dado rail, tall skirting boards and doors to two bedrooms and bathroom.

**BATHROOM/W.C.**

1010' [max] x 79' [min] x 60' [3.31m [max] x 2.38m [min] x 1.84m]

Three piece suite comprising panelled bath with mixer tap and shower attachment, low flush w.c. and pedestal wash basin. Timber single glazed sash window overlooking the side elevation, dado rail, solid wooden floor and copper towel radiator.



**BEDROOM ONE**

136' x 162' [4.12m x 4.94m]

Timber single glazed walk in bay window with secondary glazing with stained glass inset above overlooking the side elevation with further window to the front elevation. Detailed ceiling rose and ornate coving to the ceiling.

**BEDROOM TWO**

135' x 1211' [4.09m x 3.94m]

Ornate coving to the ceiling, picture rail, laminate floor, timber single glazed sash window with secondary glazing overlooking the front elevation, picture rail, gas fire on a tiled hearth with tiled decorative interior and wooden surround. Timber door to the en suite shower room.



**EN SUITE SHOWER ROOM**

910' x 810' [3.01m x 2.71m]

Timber single glazed window with secondary glazing overlooking the front elevation, laminate floor, dado rail, walk in shower cubicle with mixer shower and rain shower attachment, inset spotlights to the ceiling, extractor fan and fitted double wardrobe with mirror glass sliding doors to one wall.



**SECOND FLOOR LANDING**

Doors to two further bedrooms, dado rail and loft access.

**BEDROOM THREE**

136' x 164' [4.13m x 4.98m]

Timber single glazed bay window overlooking the side elevation, tiled hearth with tiled decorative interior and wooden surround.

**BEDROOM FOUR**

135' x 163' [4.09m x 4.96m]

Timber single glazed window overlooking the front elevation, laminate floor, timber double glazed velux style window to the pitch sloping ceiling, gas fire on a tiled hearth with solid wooden surround and door providing access into a storage cupboard with fixed shelving within.

**OUTSIDE**

To the front of the property is an attractive lawned garden with planted borders accessed via a cast iron gate onto a Yorkshire flagged pathway with Yorkshire stone steps leading to the front entrance door surrounded by cast iron railings. A pebbled driveway provides access to the integral single garage and pathway to the utility.

**COUNCIL TAX BAND**

The council tax band for this property is E.

**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.

**VIEWINGS**

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

**EPC RATING**

To view the full Energy Performance Certificate please call into one of our local offices.