



WAKEFIELD | OSSETT | HORBURY  
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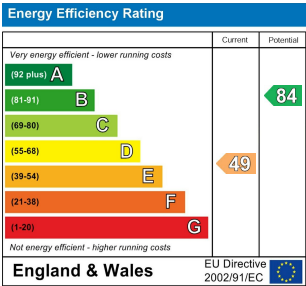


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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



**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.



### 3 Cardigan Terrace, Wakefield, WF1 3DF

For Sale Freehold £250,000

Located in a prime cul-de-sac consisting of only six houses and near Wakefield city centre is this quirky two bedroom semi detached house with ample parking, spacious lounge, dining room and modern kitchen. Room to extend subject to planning.

The property briefly comprises entrance hall, living room with walk in bay window, dining room and modern fitted kitchen to complete the ground floor. To the first floor, there is a bathroom/w.c.. two bedrooms, with bedroom one having en suite w.c. and providing access to a dressing room/office with shower beyond. Externally the property enjoys a prime cul-de-sac position close to Wakefield city centre pubs/restaurants and other city centre facilities a short distance away.

Bus and train stations are within approximately a 10 minutes walk and access to the M1 motorway only a short drive away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





ACCOMMODATION

ENTRANCE HALL

Central heating radiator, staircase leading to first floor landing and doors leading to living room and dining room.

LIVING ROOM

15'2" x 10'10" max / 9'1" min [4.64m x 3.32m max / 2.77m min]  
Rectangular walk in bay window with UPVC double glazed window overlooking the front aspect and UPVC double glazed window overlooking the side aspect.  
Ornate coving to the ceiling, opening providing access to the under stairs store room and central heating radiator.



DINING ROOM

9'4" x 12'5" max / 10'0" min [2.87m x 3.79m max / 3.06m min]  
UPVC double glazed window overlooking front aspect, central heating radiator and an archway leading through to the kitchen.



KITCHEN

6'11" min / 10'5" max x 11'0" [2.12m min / 3.18m max x 3.36m]  
Range of wall and base high gloss units with laminate work surface over and tiled splash back above. Sink and drainer with mixer tap, integrated oven/grill with four ring electric hobs and cooker hood above. Plumbing and drainage for washing machine, space for a large fridge/freezer and built in combi condensing boiler within one of the cupboards. Central heating radiator, fully tiled

floor, two UPVC double glazed windows, one to the side and one to the front, enjoying a dual aspect.

FIRST FLOOR LANDING

Central heating radiator with doors to bedrooms and bathroom/w.c.

BEDROOM TWO

8'3" x 8'3" [2.52m x 2.53m]  
UPVC double glazed window overlooking front elevation and central heating radiator.



BATHROOM/W.C.

9'0" x 6'7" [2.75m x 2.02m]  
Loft access. Three piece suite comprising L shaped panelled bath with L shaped glass shower screen with chrome mixer tap and shower attachment. Fully tiled walls around the bath, low flush w.c., pedestal wash basin with two chrome taps and tiled splash back. UPVC double glazed frosted window overlooking front aspect and central heating radiator.



BEDROOM ONE

14'5" x 10'11" [4.41m x 3.35m]  
UPVC double glazed window overlooking front elevation, central heating radiator, feature fireplace on a slate hearth with two wall lights and doors providing access to the w.c. and dressing room/office.



W.C.

3'2" x 3'11" [0.98m x 1.20m]  
Low flush w.c., wash basin with two taps, UPVC double glazed frosted window to the front elevation.

DRESSING ROOM/OFFICE

6'11" x 11'1" [2.12m x 3.38m]  
Loft access, UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access into shower room/w.c.

SHOWER ROOM/W.C.

5'1" x 2'10" [1.55m x 0.88m]  
Fully tiled walls, wall mounted extractor fan, electric shower with shower curtain leading into shower tray.

OUTSIDE

To the front of the property there is a timber gate providing access to a Yorkshire stoned paved pathway, with a pleasant lawned front garden and a pebbled front garden on the opposite side of the pathway. Double block paved driveway providing ample off road parking with a brick built outhouse with a timber door to the side and outside tap.

COUNCIL TAX BAND

The council tax band for this property is A.

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.