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Estate Agent

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40 Peterson Road, Wakefield, WF1 4DX

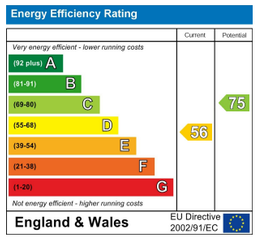
For Sale Freehold Offers Over £240,000

Situated in a tucked away yet convenient location close to the centre of town is this deceptively spacious and superbly presented four bedroom mid terrace home. Offering generously proportioned accommodation throughout, including ample reception space, and an attractive enclosed courtyard style rear garden and garage, this impressive property is sure to appeal to a wide range of buyers.

The accommodation briefly comprises an entrance hall with staircase access to the first floor and doors leading to the living room and dining room. The dining room provides access to both the kitchen and conservatory, with the conservatory overlooking and leading out to the rear garden, while the kitchen also gives access to the useful cellar basement. To the first floor are three bedrooms and the house bathroom, along with staircase access to the second floor. The second and final floor hosts bedroom four, which benefits from fitted double door wardrobe style storage cupboards. Externally, to the front, the property enjoys a paved garden area with planted hedging, a pathway, and gated access, with on street permit parking available. To the rear is an attractive enclosed courtyard style garden, mainly paved to provide ideal outdoor dining and entertaining space, complete with a pergola. A timber gate leads through to a further secret garden style area, which is mainly laid to lawn with additional paved patio seating areas and mature planted features throughout. Fully enclosed by timber fencing, the garden is ideal for both pets and children, while also benefiting from rear access for bin storage and removal. There is also a garage that belongs to the property however is on rented land from the council at a cost of less than £100 per annum.

The property is ideally positioned close to Wakefield city centre, perfect for those seeking convenient access to a range of local amenities including shops and schools, many of which are within walking distance. Wakefield bus station and two nearby train stations provide excellent commuter links to Leeds, Manchester, London, and beyond, while the M1 and M62 motorway networks are also only a short drive away for those travelling further afield.

Only a full internal inspection can truly appreciate the size, presentation, and quality of accommodation on offer at this fantastic home, and an early viewing is highly recommended to avoid disappointment.



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.

ACCOMMODATION

ENTRANCE HALL
16'6" x 3'5" [5.03m x 1.05m]
The entrance hall is accessed via a frosted UPVC double glazed entrance door and features coving to the ceiling, picture and dado rails, a central heating radiator, staircase access to the first floor landing, and doors leading to the living room and dining room.

LIVING ROOM
15'5" (max) x 12'4" (min) x 3'11" [4.70m (max) x 3.78m (min) x 1.20m]
The living room features coving to the ceiling, dado rail detailing, and a gas fireplace with tiled hearth, surround, and mantle. There are three UPVC double glazed bay style windows to the front elevation with fitted shutters, along with a central heating radiator.

DINING ROOM
14'1" (max) x 12'11" (min) x 11'3" [4.30m (max) x 3.95m (min) x 3.45m]
The dining room benefits from coving to the ceiling, a gas fireplace with tiled surround and mantle, a set of UPVC double glazed French doors leading into the conservatory, folding doors into the kitchen, and a central heating radiator.

CONSERVATORY
6'6" x 12'11" [2.0m x 3.95m]
The conservatory is surrounded by partially frosted UPVC double glazed windows and incorporates UPVC double glazed French doors leading out to the rear garden. The room also features a tall vaulted ceiling and an opening through to the kitchen with fitted shutters.

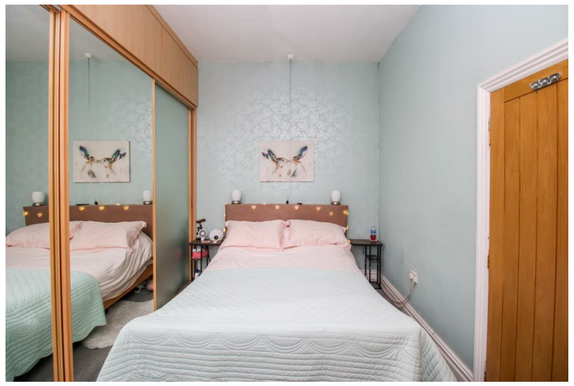
KITCHEN
9'3" x 7'10" [2.83m x 2.40m]
The kitchen provides access down to the cellar and features an opening into the conservatory with fitted shutters. Fitted with a modern range of wall and base gloss units with laminate work surfaces, the kitchen also incorporates a Blanco black 1 1/2 sink and drainer with mixer tap, laminate splashbacks, a four ring gas hob with partial stainless steel splashback and extractor hood above, integrated oven, integrated under counter fridge freezer, and plumbing and space for a washing machine. Additional features include downlighting to the ceiling.

CELLAR HALLWAY
16'6" x 3'8" [5.05m x 1.12m]
The cellar hallway opens into the main cellar and provides access to a separate store room, benefiting from both power and lighting.

MAIN CELLAR
11'4" (max) x 12'9" (min) x 4'3" [3.46m (max) x 3.90m (min) x 1.31m]
The main cellar again benefits from power and lighting, along with housing the electric meter.

FIRST FLOOR LANDING
18'0" (max) x 5'2" (min) x 2'5" [5.50m (max) x 1.60m (min) x 0.75m]
To the first floor landing there is access to the second floor, along with doors leading to bedrooms one, two and three, as well as the house bathroom.

BEDROOM ONE
10'2" x 14'2" [3.12m x 4.33m]
UPVC double glazed window to the rear elevation, central heating radiator, and fitted wardrobes with sliding mirrored doors, one of which incorporates fitted drawers.



BEDROOM TWO
12'7" (max) x 10'3" (min) x 8'6" [3.86m (max) x 3.13m (min) x 2.61m]
UPVC double glazed window to the front elevation, central heating radiator, and fitted wardrobes positioned within the alcoves beside the chimney breast.

BEDROOM THREE
8'11" x 6'0" [2.72m x 1.83m]
UPVC double glazed window to the front elevation.

BATHROOM
7'10" x 9'3" [2.40m x 2.83m]
The house bathroom comprises a frosted UPVC double glazed window to the side elevation, extractor fan, and a column style central heating radiator with towel rail. The suite includes a high flush pull chain WC, pedestal wash basin, roll top bath with mixer tap and shower attachment, and a separate shower cubicle with electric shower and glass screen. The room is further complemented by full tiling and a storage cupboard housing the Worcester combination boiler.

BEDROOM FOUR
14'1" (max) x 15'3" (min) x 7'2" [4.30m (max) x 4.67m (min) x 2.20m]
Located on the second floor, bedroom four features two skylights to the front elevation, a central heating radiator, fitted wardrobe storage, and spotlighting to the ceiling.

OUTSIDE
To the front of the property, the buffer garden is mainly paved with planted features and mature shrubbery, enclosed by wall boundaries with an iron gate providing access. There is permit on street parking available to the front. To the rear, the garden is split into two distinct sections. The immediate rear garden is mainly paved, creating an ideal space for outdoor dining and entertaining, incorporating a pergola with planted features throughout and timber fenced boundaries. A timber rear gate provides access to a further secret garden style area with lawned sections and additional paved seating areas, creating a peaceful and tranquil setting. The rear garden is fully enclosed by timber fencing and also benefits from right of access for neighbouring properties for bin access. There is also a garage that belongs to the property however is on rented land from the council at a cost of less than £100 per annum.

COUNCIL TAX BAND
The council tax band for this property is B.

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.

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

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