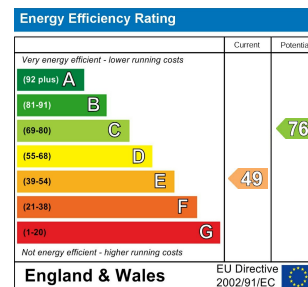




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, 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.

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 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.



## 8 Cliff Parade, Wakefield, WF1 2TA

**For Sale Freehold £479,995**

A deceptively spacious and attractively presented period town house set over four floors in this wonderful city centre location with a garage and parking to the rear. Offered to the market with no chain involved.

With a gas fired central heating system, this stylish and comfortable home is approached via a welcoming reception hall that leads through into a well proportioned living room overlooking the front of the property and having a feature fireplace. To the rear of the ground floor there the third bedroom which could just as easily be used as an additional reception room if required. To the lower ground floor there is a spacious and beautifully appointed living dining kitchen that flows into a beautiful conservatory/sunroom with French doors leading out to the rear garden. This lower ground level is conveniently equipped with a powder room/w.c. To the first floor the property has an additional two bedrooms, the main bedroom having an en suite bathroom/w.c. and a family shower room/w.c. serving the other. To the top floor there is an attic room, used by the current owners to house a double bed for guests but suitable for a variety of different purposes and having characterful and sloping beamed ceilings with three skylights. Outside, the property has a gated cottage style garden to the front whilst there is a lovely enclosed courtyard garden to the rear, beyond which is an oversized single garage. Beyond the garage, there is an off street parking space.

This property is situated in this enviable city centre location within very easy reach of the broad range of shops, schools and recreational facilities, as well as the main railway station. The national motorway network is also readily accessible.



## ACCOMMODATION

### RECEPTION HALL

Panelled front entrance door, wood effect laminate flooring, double central heating radiator and stairs to first floor and lower ground floor.

### LIVING ROOM

14'9" x 11'9" [4.5m x 3.6m]

Built-in original timber features, UPVC double glazed sash window to the front elevation, double central heating radiator, continuation of wood effect laminate flooring and feature fireplace with cast iron insert housing a living flame coal effect gas fire.

### BEDROOM THREE

13'1" x 9'6" [4.0m x 2.9m]

UPVC double glazed sash window to the rear elevation, double central heating radiator and laminate flooring. Feature fireplace with modern surround with cast iron insert housing living flame coal effect gas fire.

### LOWER GROUND FLOOR

#### LIVING DINING KITCHEN

27'10" x 15'1" [8.5m x 4.6m]

Grandly proportioned room fitted to the kitchen area with a fantastic range of wall and base units with solid wood butchers block worktops, chrome handles with matching up stands and tiled splash backs. Inset 1.5 stainless steel sink unit with chrome mixer tap, inset Bosch induction five ring hob, two built in Bosch ovens, integrated dishwasher and tall LG side-by-side refrigerator/freezer with ice and water dispenser. There is a custom cabinet around this refrigerator/freezer features a pantry with spice racks. Matching breakfast bar and fully porcelain tiled floor. Sash window to the rear and matching cupboard housing the gas fired central heating boiler. Old stone beautiful Victorian inglenook fireplace houses a traditional cast iron range, which is original to the house. Adjoining dining area has porcelain tiled floor and stairs back up to the ground floor. Contemporary vertical radiator in dark grey, electric under floor heating, provision for a wall mounted television and French doors that lead out to the garden to the rear. Feature archway leading into the sunroom and door to the downstairs WC.

### W.C.

5'6" x 3'3" [1.69m x 1.00m]

Low flush WC, Wall mounted extractor fan, fully tiled floor and walls. Wall mounted hand basin with chrome mixer tap and chrome tiled splashback. LED mirror lighting.

### SUN ROOM

8'9" x 10'4" [2.67m x 3.15m]

Tinted double glazed self-cleaning glass roof, UPVC double glazed windows to two sides, wall mounted electric heater, fully tiled floor. Downlights to the roof surround and UPVC double glazed French doors leading to the enclosed rear garden.



### FIRST FLOOR LANDING

Window to the rear.

### BEDROOM ONE

14'9" x 9'10" [4.5m x 3.0m]

Well proportioned double bedroom with UPVC double glazed sash window to the front elevation, fitted wardrobes with mirrored glass doors, fitted drawers, double central heating radiator, wood effect laminate flooring and a cast iron former fireplace. Wooden door leading to the en suite bathroom.



### EN SUITE BATHROOM/W.C.

5'6" x 5'2" [1.7 x 1.6m]

Frosted UPVC double glazed sash window to the front elevation, tiled walls and floor, fitted to a lovely standard with a roll top bath and claw foot bath with shower attachment over, vanity wash basin with cupboard under and low flush w.c. Old school style radiator, electric under floor heating and extractor fan.



### BEDROOM TWO

13'1" x 9'6" [4.0m x 2.9m]

UPVC double glazed sash window to the rear elevation, fitted wardrobes with mirrored glass doors with fitted drawers and shelving within, Velux roof light for additional natural light, double central heating radiator, feature former fireplace and wood effect laminate flooring.



### SHOWER ROOM/W.C.

5'2" x 5'2" [1.6m x 1.6m]

Remote control Velux roof light for additional natural light, tiled walls and floor and fitted with a wide shower cubicle with rain head shower and glazed screen. Vanity wash basin with cupboard under and low flush w.c. Chrome ladder style heated towel rail and electric under floor heating.

### SECOND FLOOR

### ATTIC ROOM

13'9" 10'5" [4.2m 3.2m]

Double central heating radiator, three Velux roof lights set into the characterful sloping and beamed ceiling, this room could be used as a further bedroom, office or even dressing room. Access to eaves storage voids. Built-in wardrobes with wardrobe rails, built-in drawers and built-in storage cupboards.



### OUTSIDE

To the front, the property has a lovely cottage style garden leading up to the front door. To the rear of the house, there is a well proportioned and low maintenance paved courtyard garden, beyond is a garage which has plumbing for a washing machine, electric for a dryer with work surface over and cupboards, with personal door to rear garden, as well as an automated door. Beyond the garage there is a parking space.



### COUNCIL TAX BAND

The council tax band for this property is A.

### VIEWINGS

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

### 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 six local offices.