

10 Richmond Road, Wakefield - WF1 3LA

£559,950 Freehold

Holroyd Miller have pleasure in offering for sale this deceptively spacious period detached home, retaining an abundance of period features. Located in the sought after location of St Johns.

Outer Entrance Porch

With tiled floor, doors lead through to...

Reception Hallway

With feature open staircase, under stairs storage cupboard, original colour leaded lights to the entrance, Kardean herringbone flooring, useful storage cupboard.

Living Room

With feature herringbone Karndean flooring, feature fire surround with cast iron inset and hearth with open grate, double glazed bay window, cornicing and plate rail, two double panel radiators.

Family Room

Situated to the rear of the property with double glazed window and French doors leading onto the rear garden, feature herringbone Karndean flooring, coving to the ceiling, central heating radiator, opening to...

Formal Dining Room

Having underfloor heating, herringbone feature Karndean flooring, double glazed window and French doors leading onto the rear garden making this an excellent entertaining space.

Kitchen

Fitted in a farm house style with shaker style fronted wall and base units, contrasting oak worktops, feature Belfast sink with mixer tap unit, integrated dishwasher, Range oven and hob with extractor hood over, tiling between the worktops and wall units, feature shelving.

Adjacent Pantry Cupboard

With single panel radiator.

Rear Entrance Hall

Leading off from the dining room with Karndean flooring, double glazed rear entrance door.

Cloakroom

Having wash hand basin set in vanity unit, low flush w/c, bi folding doors lead through to...

Boiler/Utility Room

With central heating boiler, plumbing for automatic washing machine.

Stairs lead to...

First Floor Landing

With feature dado rail and coving, double glazed window.

Bedroom to Rear

With useful understairs storage cupboard, wash hand basin set in vanity unit, double glazed window overlooking the rear garden, central heating radiator.

Bedroom to Rear

With feature panelling, wash hand basin set in vanity unit, double glazed window, central heating radiator.

Bedroom to Front

An excellent principle bedroom with feature period style fire surround with tiled inset, feature centre rose, double glazed window with views overlooking the street, coving and picture rail, single panel radiator.

Bedroom/Home Office

With beamed ceiling, built in shelving, desk, downlighting to the ceiling, double glazed window, central heating radiator.

House Bathroom

Furnished with period style suite with feature cast iron free standing bath with Raindance shower head over, low flush w/c, pedestal wash basin, tongue and groove panelling, double glazed and single glazed window, central heating radiator.

Stairs lead to Second Floor Attic Bedroom

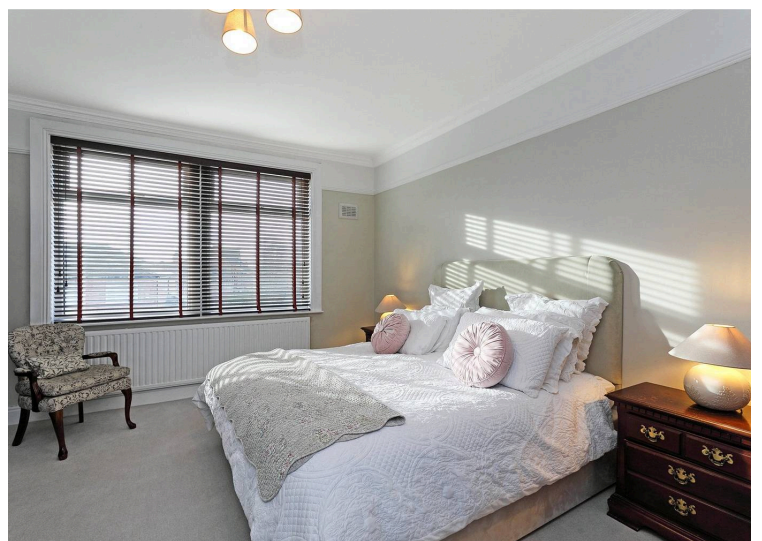
With exposed brick work, double glazed Velux roof light and access to...

Eaves Storage

Incorporating stairwell.

Outside

The property is accessed via wrought iron gates with attractive block paved driveway providing ample off street parking. To the rear, extensive stone paved patio garden with mature trees and shrubs retaining a high degree of privacy with large covered outside entertaining area, excellent for those wishing to entertain on a regular basis.

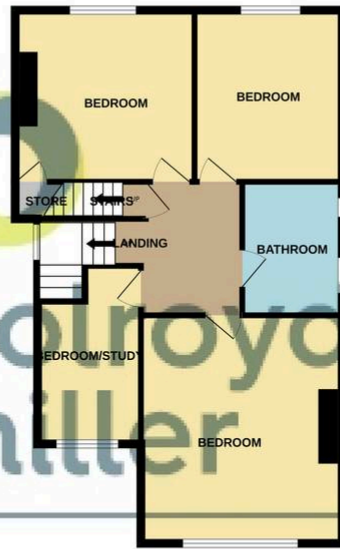




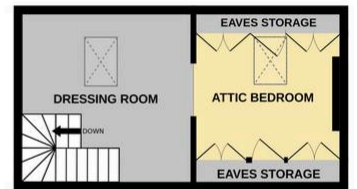
GROUND FLOOR
864 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



2ND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 1820 sq.ft. (169.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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