



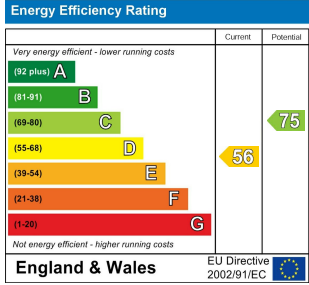
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MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage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

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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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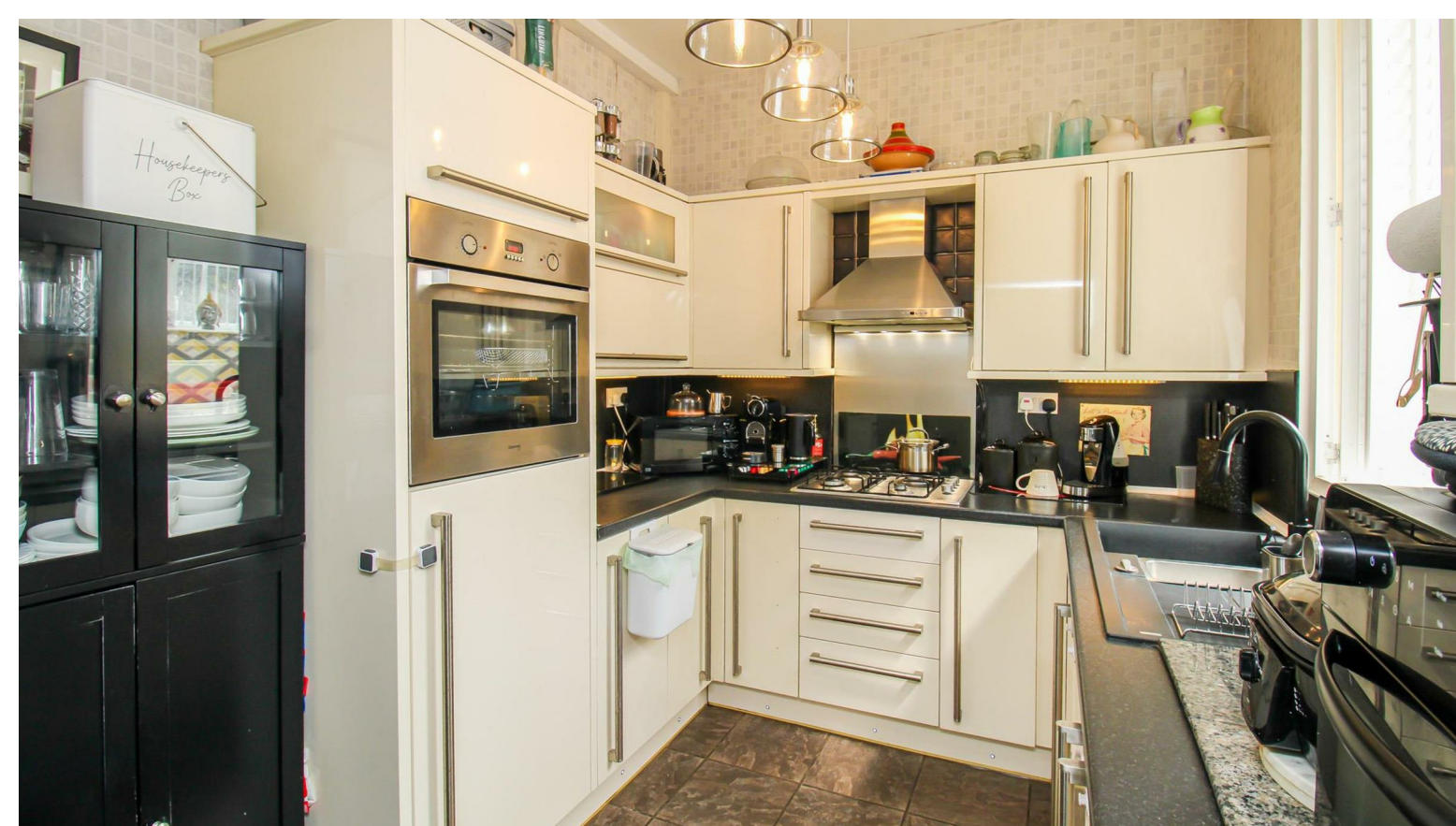
40 Peterson Road, Wakefield, WF1 4DX
For Sale Freehold £250,000

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, 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.

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.



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)

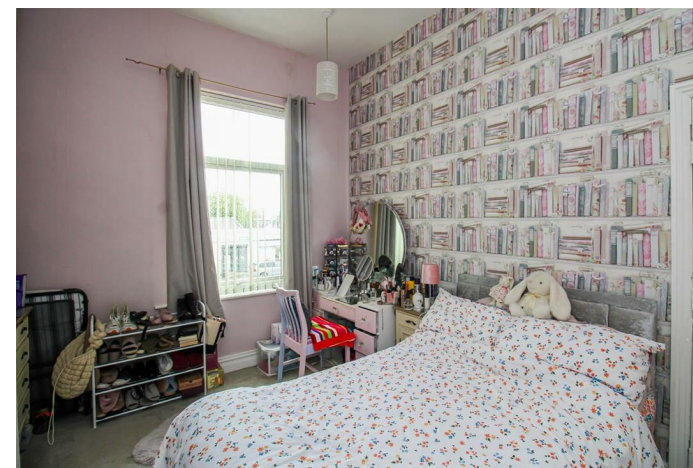
UPVC double glazed window to the rear elevation, central heating radiator, and fitted wardrobes with sliding mirrored doors, one of which incorporates fitted drawers.



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.



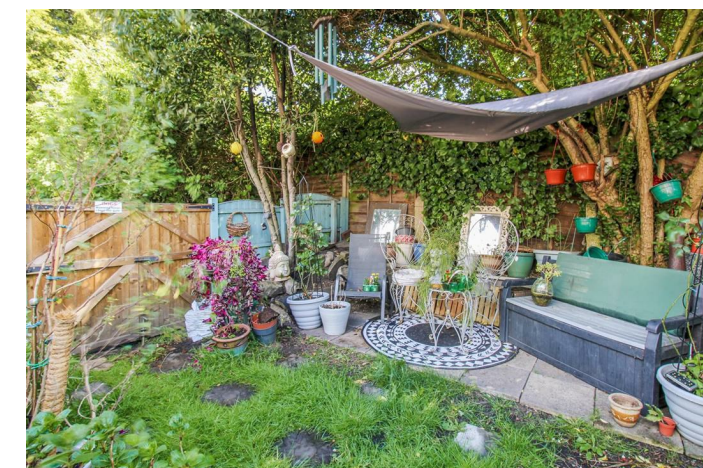
BEDROOM FOUR

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.



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.