



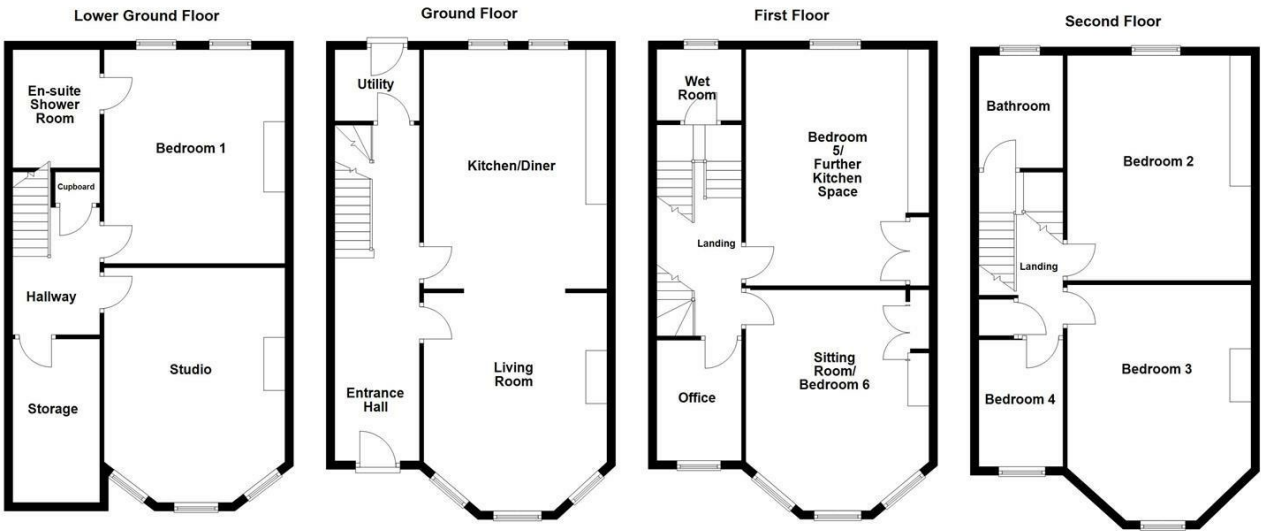
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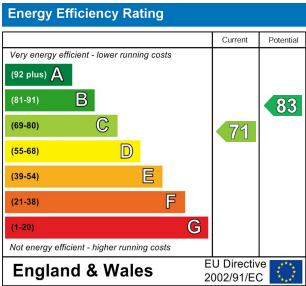


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



Walker House, 22 Bond Street, Wakefield, WF1 2QP

For Sale Freehold £500,000

Situated in the historic heart of Wakefield is this generously proportioned, flexible 6 bedroom Victorian terrace home. This impressive house with high ceilings on all four floors offers accommodation also suitable for home-office-studio use, or intergenerational family living, with its large double bedrooms and ample living space. It is a unique home with off street parking; close proximity to all that Wakefield has to offer and as such is a highly desirable property.

Entrance at the front is via stone steps to an impressive front door leading to the ground floor. Off the entrance hall is a spacious kitchen/diner, living room and utility room, with access to the rear garden. Stairs lead up to the first floor and down to the lower ground floor. The lower ground floor comprises a large studio/office space, double bedroom with en-suite shower facilities, useful store room and built cupboard. The first floor landing provides access to two generous double bedrooms, (one of which is currently used as a second sitting room, the other as a secondary kitchen) and a shower wet-room. Note that the kitchen units could be removed if the room is required for alternative use. Stairs to the second floor lead to three further bedrooms (two large doubles and a single) and the contemporary house bathroom.

To the front is a buffer garden with pebbled pathway, small garden area and front hedge. Stone steps with original cast-iron railings lead up to the front door. To the rear are several zones with York stone patios, brick pathways, pebbled areas and a garden area with mature planting and shrubs and raised decking for outdoor dining. There is a good-sized timber shed / outhouse, mature tree, timber double gates and pedestrian gate to the driveway and parking for two vehicles. The garden is enclosed by full height timber fencing and brick walling.

This property is just a short walk from Wakefield city centre and Wakefield Westgate mainline Station, with its direct lines to Leeds, York and London Kings Cross; it also enjoys close proximity to a wide range of amenities, including shops, bars, restaurants and leisure facilities. Wakefield bus station is close by for local transport connections and commuters; the M1 and M62 are easily accessible. Families will also benefit from being within the catchment area of some of Wakefield's most highly regarded schools with Queen Elizabeth Grammar and Wakefield Girls High school being a few minutes walk away.

A rare and unique opportunity to acquire such a substantial home in this central location; a full inspection is highly recommended to fully appreciate the size, flexibility and potential on offer.



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ACCOMMODATION

ENTRANCE HALL

25'11" x 6'6" [max] x 3'5" [min] [7.92m x 2.00m [max] x 1.06m [min]]
Large timber entrance door with fanlight over; decorative ceiling coving; vertical central heating radiator; recessed spotlights; stairs to lower ground floor; doors to kitchen / living room and utility.

UTILITY

6'6" x 5'6" [2.00m x 1.70m]
Central heating radiator; hardwood (oak) double-glazed rear entrance door with fanlight over to garden / driveway. Wall-mounted Combi boiler; oak worktop over oak fronted units; utility sink with mixer tap; space / plumbing for washing machine

KITCHEN/DINER

16'11" x 14'2" [max] x 12'10" [min] [5.16m x 4.32m [max] x 3.92m [min]]
Forest green base units with granite work surfaces; stainless steel sink / drainer; central island / breakfast bar; five ring gas hob; integrated oven; integrated dishwasher; space for fridge/freezer. Two timber sash windows and timber flooring; original decorative coving and ceiling rose. Two vertical flat panel radiators. Opening to living room.



LIVING ROOM

14'2" x 17'10" [max] x 2'5" [min] [4.32m x 5.44m [max] x 0.75m [min]]
Large bay window with timber frame sash windows; original decorative coving and ceiling rose; timber flooring; flat panel central heating radiator; decorative fireplace with stone hearth.



LOWER GROUND FLOOR HALLWAY

6'3" x 9'10" [max] x 7'5" [min] [1.92m x 3.02m [max] x 2.28 [min]]
Ceiling coving; built-in cupboard; recessed spotlights; mirrored central heating radiator; doors to storage [with power and light], bedroom 1 and studio.

BEDROOM ONE

16'5" x 12'4" [max] x 11'11" [min] [5.02m x 3.77m [max] x 3.65m [min]]
Two double-glazed timber sash windows; two central heating radiators; door to ensuite shower room; original cast iron range with stone surround, tiled hearth and exposed brick chimney breast..



EN SUITE SHOWER ROOM/W.C.

5'11" x 9'2" [1.81m x 2.80m]
Low flush WC; wash-basin with mixer tap on storage unit; recessed spotlights; extractor fan; glazed shower cubicle / overhead shower; sink with mixer tap; centre heating towel rail; subway-style tiling.

STUDIO

14'0" x 17'6" [max] x 2'5" [min] [4.27m x 5.34m [max] x 0.75m [min]]
Timber frame bay window; original ceiling coving.

FIRST FLOOR LANDING

Doors to bedroom 5/sitting room, bedroom 6/further kitchen, office and shower room; ceiling coving; original globe ceiling light; stairs to second floor; restored stained glass screen to contemporary wet-room.



WET ROOM/W.C.

6'6" x 6'9" [2.00m x 2.08m]
Tiling throughout shower area; timber framed window frames, with secondary glazing; flat panel radiator; ceiling coving; recessed spotlights; low flush WC; wall hung basin with mixer tap; open shower area / mains shower head; extractor fan.

BEDROOM FIVE/FURTHER KITCHEN SPACE

16'10" x 12'11" [5.15m x 3.95m]
Timber sash window; ceiling coving; double column radiator; original fireplace and stone surround; fitted storage cupboard; kitchenette comprising base units, granite work surfaces, composite sink, range cooker, integrated fridge and dishwasher. [These can easily be removed if required].

SITTING ROOM/BEDROOM SIX

18'0" x 14'2" [max] x 4'2" [min] [5.50m x 4.34m [max] x 1.28m [min]]
Timber frame sash window; ceiling coving; contemporary flat panel radiator; open fireplace with marble surround; original large fitted cupboard.

OFFICE

6'6" x 9'4" [2.00m x 2.86m]
Timber frame sash window; ceiling cornicing; column radiator.

SECOND FLOOR LANDING

Loft access; ceiling coving; original fitted cupboard; doors to three bedrooms and bathroom.

BEDROOM TWO

17'4" x 14'3" [max] x 13'0" [min] [5.30m x 4.36m [max] x 3.97m [min]]
Part vaulted ceiling and ceiling coving; timber framed sash window; fitted shelving; open fireplace with stone mantel; column central heating radiator.

BEDROOM THREE

18'4" x 14'4" [max] x 4'2" [min] [5.61m x 4.37m [max] x 1.28m [min]]
Part vaulted ceiling and ceiling coving; timber framed sash window; open fireplace with timber mantel; column central heating radiator.



BEDROOM FOUR

6'6" [max] x 9'6" [min] [2.00m [max] x 2.90m [min]]
Timber framed sash window; column central heating radiator.

BATHROOM/W.C.

6'5" x 8'10" [1.97m x 2.70m]
Timber framed sash window; chrome central heating towel radiator; recessed spotlights; wall hung glass basin with mixer tap; wall-hung concealed cistern WC; panelled bath; separate shower cubicle; glass screen; contemporary tiling.

OUTSIDE

Front buffer garden with pebbled pathway, planted area and front hedge. Stone steps with original cast-iron railings to the front door. To the rear are several zones with York stone patios, brick pathways, pebbled areas and garden area with mature planting and shrubs and raised decking for outdoor dining. There is a good-sized timber shed / outhouse, mature tree, timber double gates and pedestrian gate to the driveway; parking for two vehicles. The garden is enclosed by full height timber fencing and brick walling.



COUNCIL TAX BAND

The council tax band for this property is E.

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.