



WAKEFIELD  
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01977 798 844

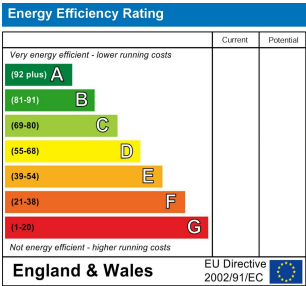


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 110 Bradford Road, Wakefield, WF1 2AH

### For Sale Freehold £575,000

A rare opportunity to acquire this substantial six bedroom semi detached residence, offering versatile accommodation spread across four floors. Beautifully blending original period character with modern enhancements, the property boasts multiple reception rooms, generous gardens to the front and rear, ample driveway parking with and an attached garage.

The accommodation briefly comprises of an entrance vestibule with double doors opening into a magnificent reception hall, featuring the original solid balustrade staircase and handrail to the second floor. To the ground floor are two large reception rooms, the living room with a bay window to the front and a cast iron multi fuel burner and a formal sitting/dining room overlooking the rear garden with a feature fireplace and steps down to the impressive kitchen/diner. The kitchen is fitted with solid wood work surfaces, integrated appliances, and a double Belfast sink, with a rear door giving access to the garden. The lower ground floor provides highly flexible space, including a spacious inner hallway with storage cupboards, a storeroom, a games room, and a playroom with direct access to the rear garden. To the first floor, the landing serves three well proportioned bedrooms and a modern four piece family bathroom. The second floor offers three further double bedrooms and a stylish shower room, completing the extensive accommodation. Throughout, the home retains a wealth of original features, adding charm and character. Externally, the property is approached via a generous double tarmac driveway with an attractive lawned front garden and established hedge border. An attached garage with manual up and over door sits to the side. To the rear, the beautifully landscaped garden is fully enclosed, offering excellent privacy with mature trees, shrubs, and raised sleeper edged borders. An L-shaped stone patio, further Indian stone seating area beneath a timber pergola and large lawn provide ideal spaces for outdoor entertaining.

Situated within close proximity to a range of local amenities, schools, and regular bus routes, the property is also conveniently located for Wakefield Westgate train station and the M1/M62 motorway networks, making it perfect for commuters.

A property of this calibre is a rare find and must be viewed internally to be fully appreciated. An early viewing is strongly recommended to avoid disappointment.





#### ACCOMMODATION

##### ENTRANCE VESTIBULE

Front entrance door, fully tiled floor, timber single glazed stained glass sash window to the front aspect and timber single glazed stained glass sunlight above the door. Double timber doors into the reception hall with four timber single glazed sunlights above and ornate coving to the ceiling with dado rail.

##### RECEPTION HALL

19'4" x 6'0" [5.91m x 1.83m]

Solid wooden floor, staircase leading to the first floor landing, ornate coving to the ceiling and doors leading to the living room, sitting/dining room, kitchen diner and staircase down to the lower ground floor.

##### LIVING ROOM

14'0" x 14'0" min x 16'11" max [4.28m x 4.27m min x 5.18m max]

Solid wooden floor, central heating radiator, multi fuel cast iron burner set into a Yorkshire stone paved hearth with decorative brick interior and wooden surround. Fitted shelving to the left of the chimney breast, ornate coving, picture rail and timber single glazed sash windows with stained glass to the front aspect.

##### SITTING/DINING ROOM

14'0" x 14'0" [4.28m x 4.27m]

Solid wooden floor, central heating radiator, Yorkshire stone hearth with decorative brick interior and wooden surround. Ornate coving, picture rail and timber single glazed sash window to the rear aspect.



##### KITCHEN/DINER

16'10" max x 12'0" min x 10'3" [5.14m max x 3.66m min x 3.14m]

A range of wall and base units with solid wood work surfaces, double Belfast ceramic sink with mixer tap, range cooker with four ceramic hobs plus griddle hob with cooker hood above, integrated full size fridge/freezer, integrated full size dishwasher and integrated washing machine. Contemporary radiator, fully tiled floor, spotlights to the ceiling, UPVC double glazed window to the rear and solid wooden door to the rear garden with glazed frosted sunlight above.



#### LOWER GROUND FLOOR

##### GAMES ROOM

13'9" x 13'10" min x 16'11" max [4.21m x 4.24m min x 5.16m max]

Central heating radiator, timber clad ceiling with spotlights and an archway into the playroom.

##### PLAY ROOM

13'10" x 13'8" [4.24m x 4.18m]

Solid wooden floor, central heating radiator, pedestal wash basin with two taps, solid wooden door to rear garden, wall mounted combi gas boiler, Yorkshire stone hearth with decorative tiled interior, open grate fire, spotlights to the ceiling and timber single glazed window to the side.

##### FIRST FLOOR LANDING

Central heating radiator, staircase to the second floor, ornate coving to ceiling and doors to three bedrooms and the house bathroom.

##### BATHROOM/W.C.

9'9" max x 5'7" min x 10'3" [2.99m max x 1.71m min x 3.13m]

Four piece suite comprising panelled bath with mixer tap and shower attachment, low flush w.c., pedestal wash basin with two taps, enclosed shower cubicle with rain shower head and handheld attachment. Fully tiled floor, central heating radiator, frosted glazed sash window to the side elevation and inset spotlights.



##### BEDROOM ONE

13'11" x 14'0" [4.26m x 4.27m]

UPVC double glazed window overlooking the front elevation, central heating radiator, ornate coving, decorative Victorian fireplace with tiled hearth and interior.



##### BEDROOM TWO

14'0" x 14'0" [4.28m x 4.27m]

UPVC double glazed window overlooking the rear elevation, ornate coving, central heating radiator and Victorian fireplace with tiled hearth and interior.



##### BEDROOM SIX

9'4" x 6'0" [2.87m x 1.84m]

Ornate coving, UPVC double glazed window overlooking the front elevation, central heating radiator and solid wooden floor.

##### SECOND FLOOR LANDING

##### SHOWER ROOM/W.C.

3'2" x 6'2" [0.97m x 1.88m]

Three piece suite comprising enclosed shower cubicle with bi-folding glass doors and mixer shower, low flush w.c., wall mounted hand wash basin with mixer tap. Fully tiled walls, wet room floor, central heating radiator, extractor fan, wall mounted light and frosted window to the rear.

##### BEDROOM THREE

14'0" x 14'0" [4.28m x 4.28m]

UPVC double glazed window to the side elevation, central heating radiator and exposed beams to the pitched ceiling.

##### BEDROOM FOUR

13'11" x 9'2" [4.26m x 2.81m]

UPVC double glazed window to the side elevation, central heating radiator and two double doors leading to built-in wardrobes.

##### BEDROOM FIVE

9'4" x 6'0" [2.86m x 1.84m]

Loft access, UPVC double glazed window to the front elevation, central heating radiator and exposed ceiling beams.

##### OUTSIDE

To the front is a double tarmac driveway providing ample parking with an attractive lawned garden and private hedge borders. There is an attached single garage with manual up and over door. The rear garden includes a Yorkshire stone paved patio, steps leading down to the playroom door, a large lawned garden with paved pathway beneath a timber pergola, planted borders with railway sleeper edges, timber fence panels and solid wall boundaries.



#### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"This has been such an incredible family home that we are really proud to have lived in. At Christmas it is really special and it's great for entertaining all year round!"

#### COUNCIL TAX BAND

The council tax band for this property is D.

#### 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.