



2 Cardigan Terrace, Wakefield - WF1 3DF

£450,000 Freehold

Unique Period detached property in a city centre position, oozing character and charm, two reception rooms, four bedrooms, basement cellar, garage. No Chain.

Entrance Reception Hallway

With feature open staircase, original leaded lights to the entrance door, central heating radiator, understairs storage.

Living Room

13' 5" x 15' 5" (4.10m x 4.70m)

With feature bay window with colour leaded lights, period style fire surround with tiled inset and hearth, gas point for fire.

Dining/Family Room

13' 3" x 16' 1" (4.04m x 4.90m)

With feature bay window, fire surround with log burner, corncicing to the ceiling, recess with shelving, polished floor, two feature period radiators.

Breakfast Kitchen

12' 6" x 11' 1" (3.80m x 3.37m)

Recently refitted with a range of shaker style fronted wall and base units, contrasting Quartz worktops with stainless steel undermounted sink with mixer tap unit, built in oven, induction hob with extractor hood over, integrated dishwasher and fridge freezer, double glazed window, Yorkshire stone flagged flooring, adjacent Butler's pantry.

Garden Room/Utility Room

10' 2" x 15' 9" (3.10m x 4.79m)

With double glazed windows and French doors leading onto the garden, with plumbing for automatic washing machine, access to integral garage, useful storage cupboard and access to the basement, access to...

Former Coal Store

Providing excellent storage or workshops if so required

To the First Floor

Bedroom

16' 4" x 13' 6" (4.97m x 4.11m)

With feature bay window with coloured leaded lights.

Bedroom

12' 11" x 13' 6" (3.94m x 4.11m)

Having laminate wood flooring, feature fire surround with tiled inset and hearth.

Ensuite Shower/Dressing Room

9' 11" x 8' 10" (3.02m x 2.70m)

With sliding fitted wardrobes, shower cubicle.

Stairs Lead To...

Second Floor Landing

Ideal for study area.

Bedroom

13' 4" x 16' 4" (4.06m x 4.98m)

Having period style fire surround with tiled inset, laminate wood flooring, built in storage cupboard, double glazed Velux roof light.

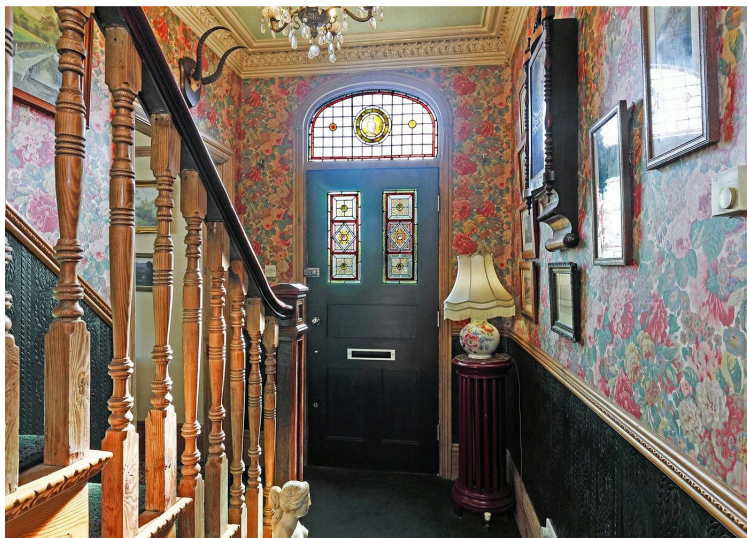
Bedroom

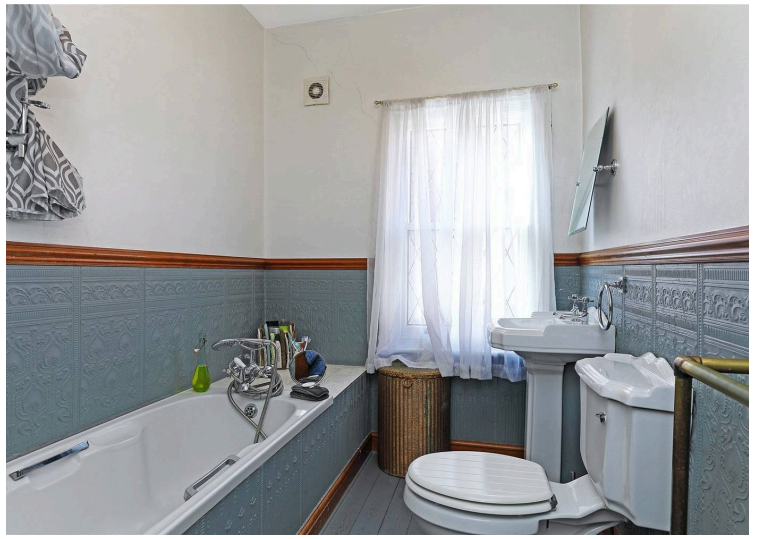
16' 4" x 13' 5" (4.98m x 4.10m)

Having period style fire surround with tiled inset.

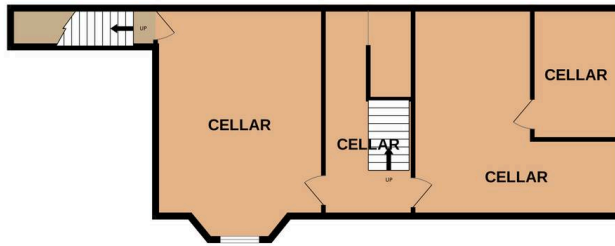
Outside

Neat lawn garden area providing a pleasant seating area with feature wrought iron railings, steps from the garden room, driveway gives access to attached garage (4.68m x 2.71m) with double opening doors.

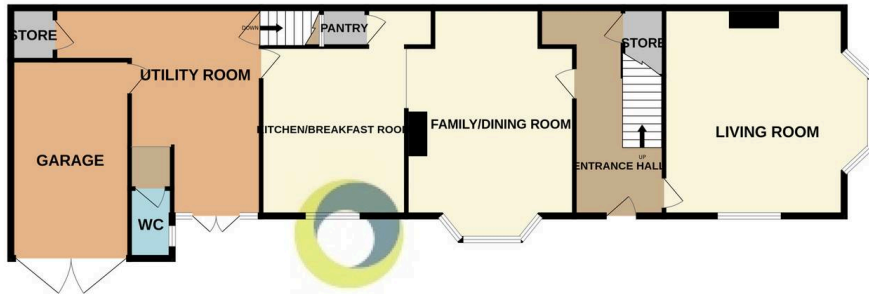




BASEMENT
752 sq.ft. (69.9 sq.m.) approx.



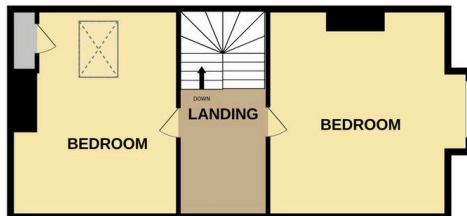
GROUND FLOOR
1321 sq.ft. (122.7 sq.m.) approx.



1ST FLOOR
881 sq.ft. (81.8 sq.m.) approx.



2ND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 3606 sq.ft. (335.0 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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