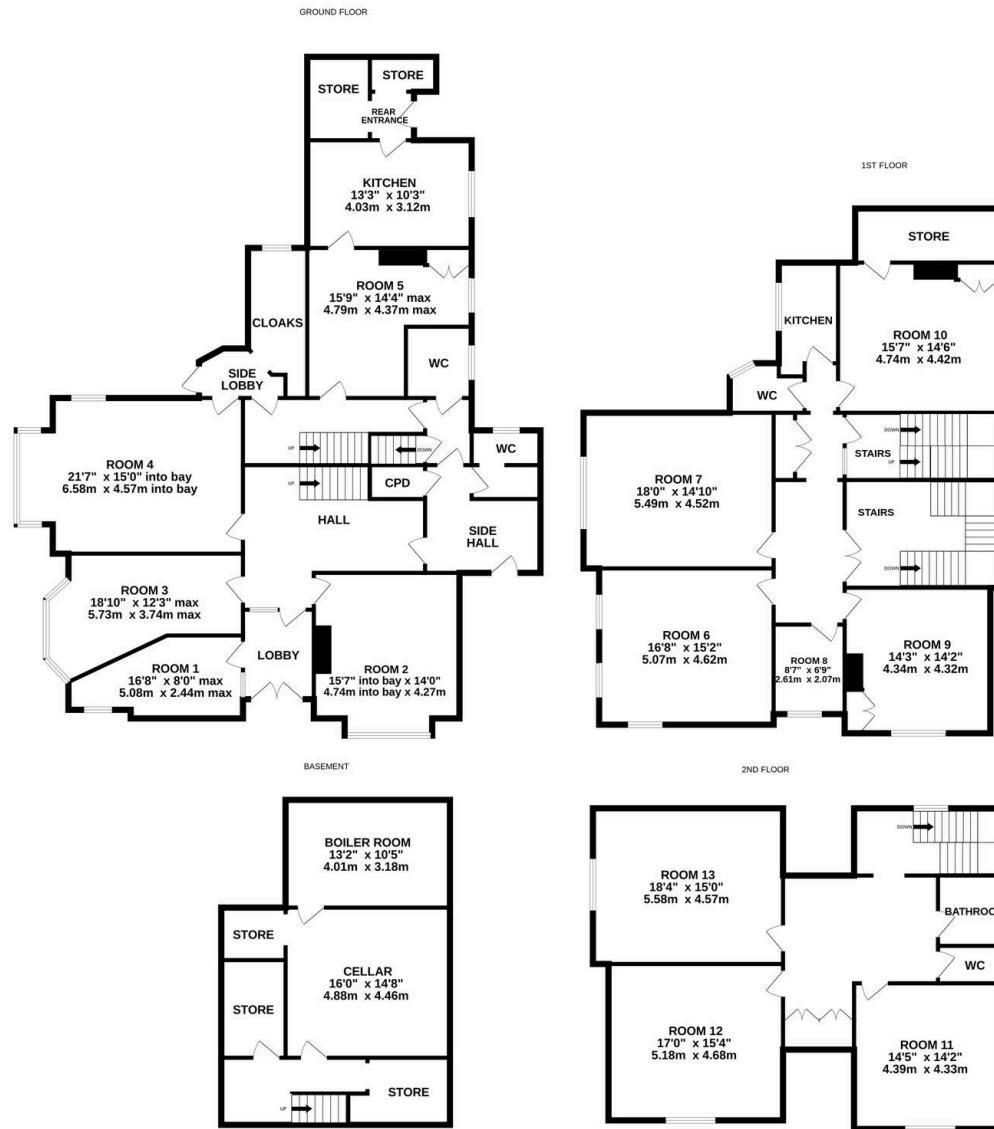




**35, Peterson Rd,**

Wakefield, WF1 4DU

Best and Final Offers Over **£300,000**



PETERSON ROAD

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.



## 35, Peterson Rd

Wakefield, WF1 4DU

A FANTASTIC OPPORTUNITY TO PURCHASE A LARGE DETACHED COMMERCIAL PROPERTY WITH LARGE CAR PARK AND GARDENS. THE PROPERTY HAS PREVIOUSLY BEEN USED AS A PRIVATE RESIDENCE BUT MORE RECENTLY AS OFFICES AND A DAY NURSERY. HAVING PROMINENT ROADSIDE FRONTAGE TO PETERSON ROAD, THE PROPERTY IS LOCATED ON THE FRINGE OF WAKEFIELD CITY CENTRE, CLOSE TO PINDERFIELDS HOSPITAL, TRINITY WALK SHOPPING CENTRE AND THE WAKEFIELD SCHOOLS. THE PROPERTY IS SUITABLE FOR A VARIETY OF USES OR REDEVELOPMENT (Subject to planning) EARLY VIEWING IS HIGHLY RECOMMENDED.

**Best and final offers over £300,000**

**All bids should be submitted to the selling agents office by 12 noon on 16th of January.**

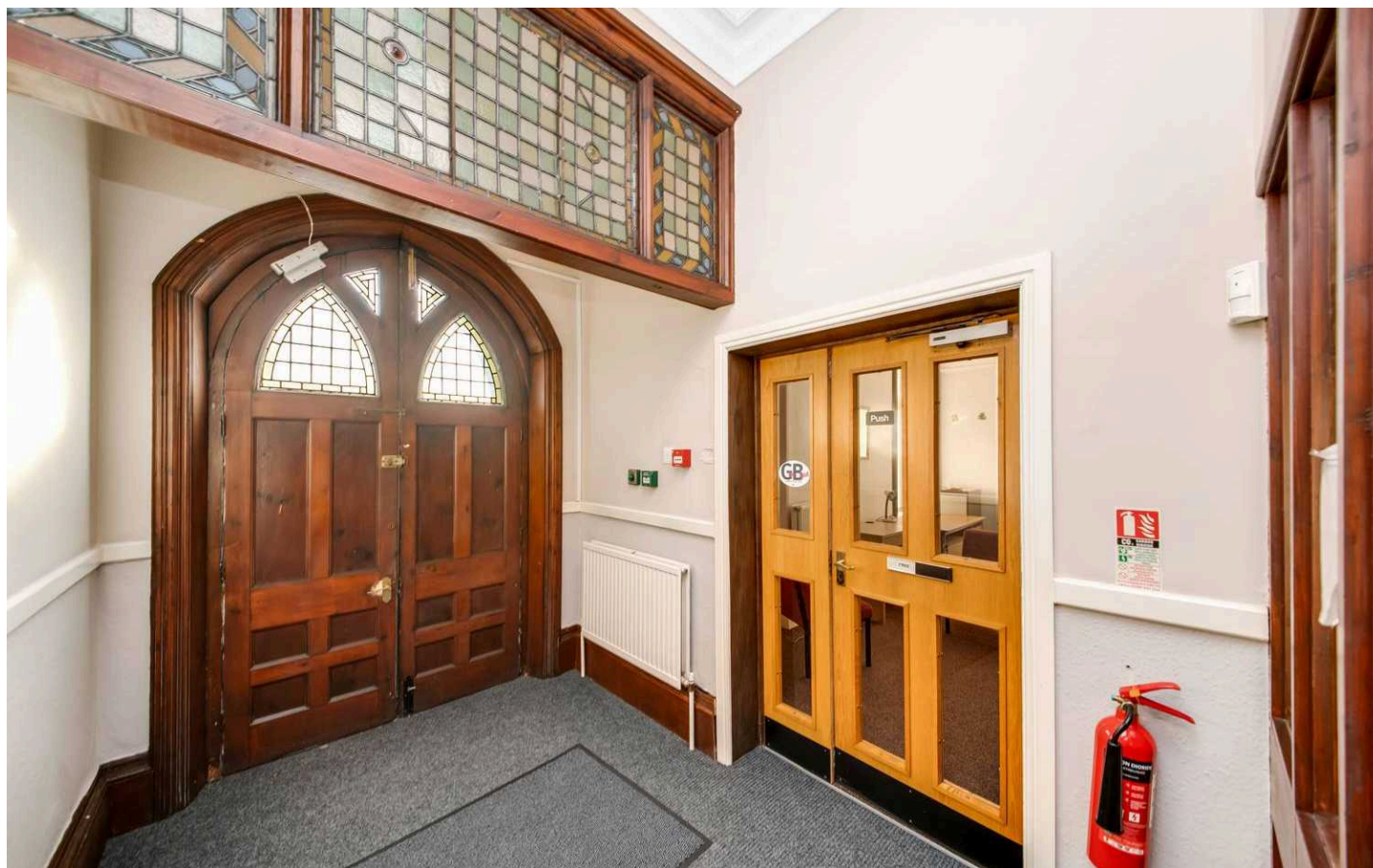


## LOCATION

The property is located on Peterson Road, which links with the A61 Marsh Way and the A642 Aberford Road. Located on the edge of Wakefield City Centre, the property is less than 0.5 miles from Pinderfields Hospital and within easy reach of the City Centre, Trinity Walk Shopping Centre and Wakefield Girls High School and QEGS. There are excellent links to the A61 Barnsley Road, A638 Doncaster Road and A61 Leeds Road which also offers easy access to M1 motorway.

## ENTRANCE

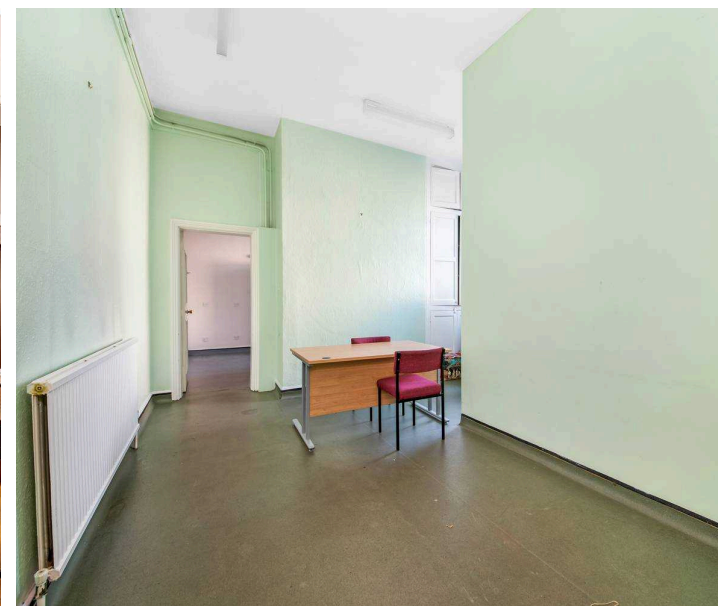
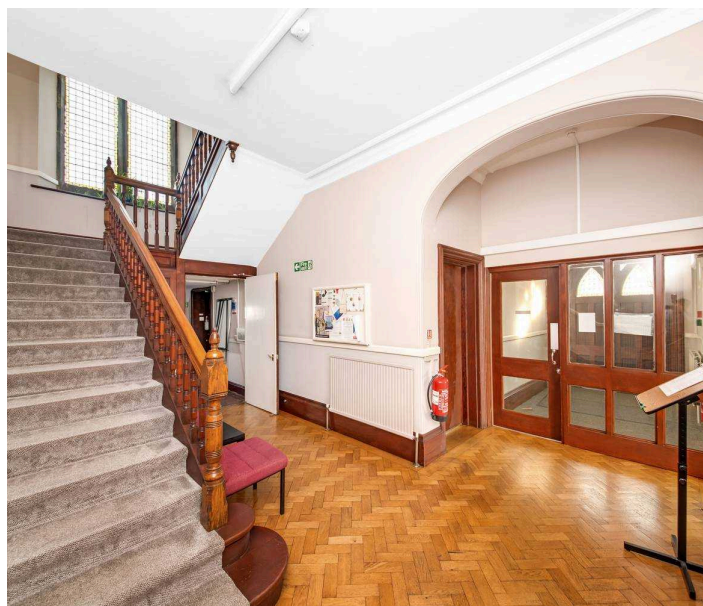
Beautiful period style entrance doors with colourful and leaded glazing gives access through to the entrance lobby. This once again has beautiful glazing at the high level and is of a good size. It has a doorway that leads into room number one.



## ROOM ONE

16' 8" x 8' 0" (5.08m x 2.44m)

This reception/lobby room has period features and lowered ceiling, spotlighting and a window to the front.





#### **ROOM TWO**

15' 7" x 14' 0" (4.74m x 4.27m)

A much larger meeting/office room with ceiling rose and broad window giving a pleasant outlook to the front. There is also coving to the ceiling.

#### **ROOM THREE**

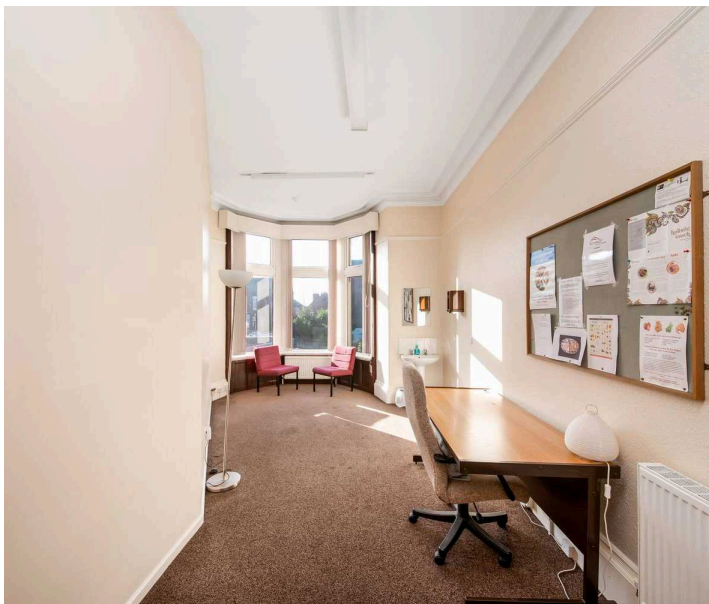
18' 10" x 12' 3" (5.73m x 3.74m)

The principal part of a much larger room where one and three were at one time one room. Room three has a bay window giving a lovely view out over the property's side land/gardens and again has coving and decorative features to the ceiling.

#### **ROOM FOUR**

21' 7" x 15' 0" (6.58m x 4.57m)

Yet again, a very large room with a multiple usage of offices and studio space. It has a broad bay window giving a pleasant outlook over the property's land/gardens to the side and a further window giving an outlook to the rear. It is also fitted with a stainless steel sink unit; a doorway leads through to a side entrance lobby with side entrance door and a broad opening leads through to a good sized cloaks room. A doorway from this side entrance lobby leads through to an inner hallway.



### INNER HALLWAY

This inner hallway has a further door leading through to room five.

### ROOM FIVE

15' 9" x 14' 4" (4.79m x 4.37m)

A good sized office/preparation room with high ceiling height, period style cupboards and obscured glazed window. A timber and glazed door from here leads through to the kitchen.

### KITCHEN

13' 3" x 10' 3" (4.03m x 3.12m)

This well appointed kitchen once again has a good ceiling height, twin stainless steel sink units and units at both the high and low level. A doorway from here leads through to the rear entrance lobby with sturdy timber door and two cloaks/storage areas off.

### INNER HALLWAY

The inner hallway has a staircase rising up to the first floor landing and a further door that leads through to the disabled access W.C. Inner lobby with further W.C and side entrance door to the side entrance hallway with Quarry style flooring. A doorway from here returns to the period hallway in the centre of the room with a fabulous Parquet flooring and spindle balustraded staircase. This with  $\frac{3}{4}$  landing and impressive coloured and leaded glazed windows which shed a huge amount of natural light onto the first floor landing.





### FIRST FLOOR LANDING

The first floor landing has a glazed fire screen, twin doors open through to the inner first floor level. Here there are a vast number of rooms and the first of which is room number six.

### ROOM SIX

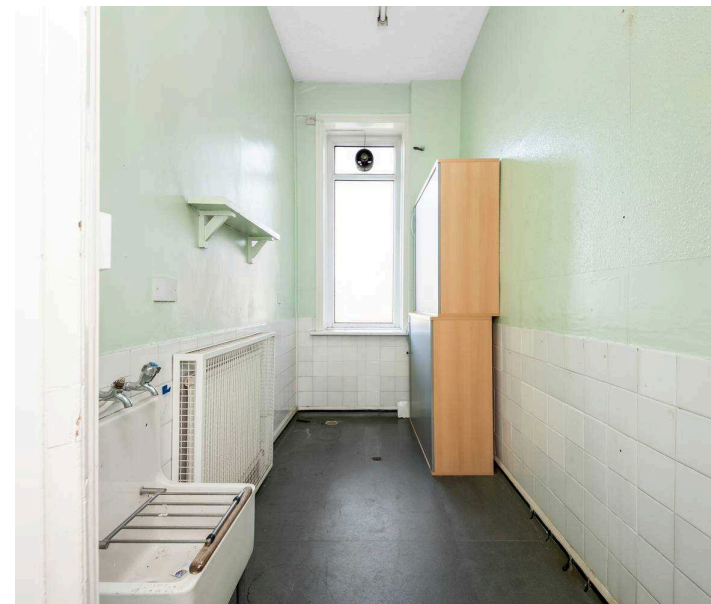
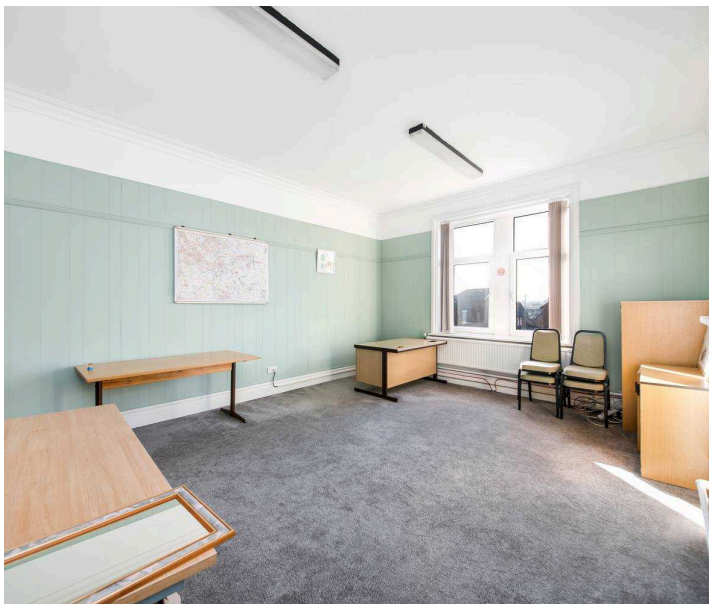
16' 8" x 15' 2" (5.07m x 4.62m)

Positioned to the room and has a view out to both the roadside and overlooking the side gardens and land. There is a period style fireplace and period style storage cupboards.

### ROOM SEVEN

18' 0" x 14' 10" (5.49m x 4.52m)

Once again, a good sized large office/former bedroom with period style fireplace, attractive timber panelling effect, picture rail and twin windows giving an outlook over the property's sidelines/gardens and long distance views across the city.



### ROOM EIGHT

8' 7" x 6' 9" (2.61m x 2.07m)

A smaller office/room with an outlook to the front.



#### **ROOM NINE**

14' 3" x 14' 2" (4.34m x 4.32m)

Yet again a large room with attractive period fireplace and twin windows and view out to the front.

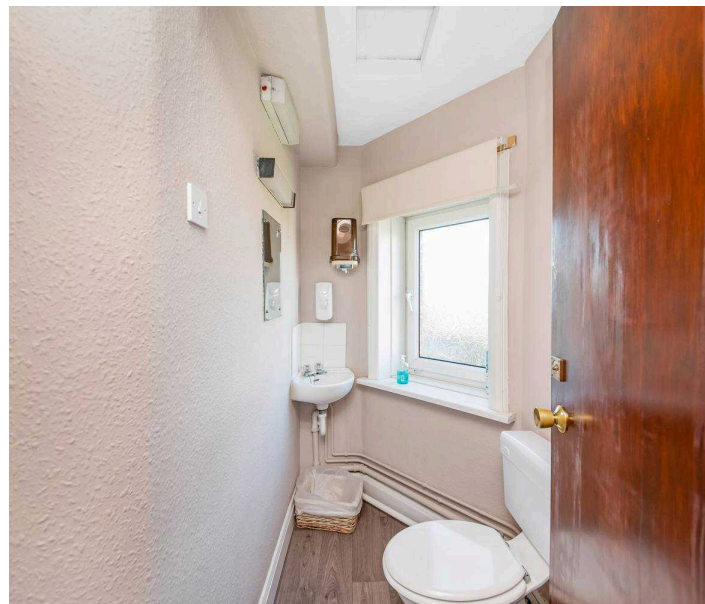
#### **ROOM TEN**

15' 7" x 14' 6" (4.74m x 4.42m)

Currently used a conference room giving an outlook to the side with fireplace and period style cupboards. One of which is particularly large.

#### **HALLWAY**

The hallway has period style cupboards, and a doorway gives access to a W.C.



#### **W.C**

Fitted with low levelled W.C and wash hand basin.



## KITCHEN

An attractive kitchen with three windows giving a lovely outlook to the side, high ceiling height with coving, kitchen units are of a high standard with working surface, cupboards at both the high and low level, stainless steel sink unit and space for a fridge.

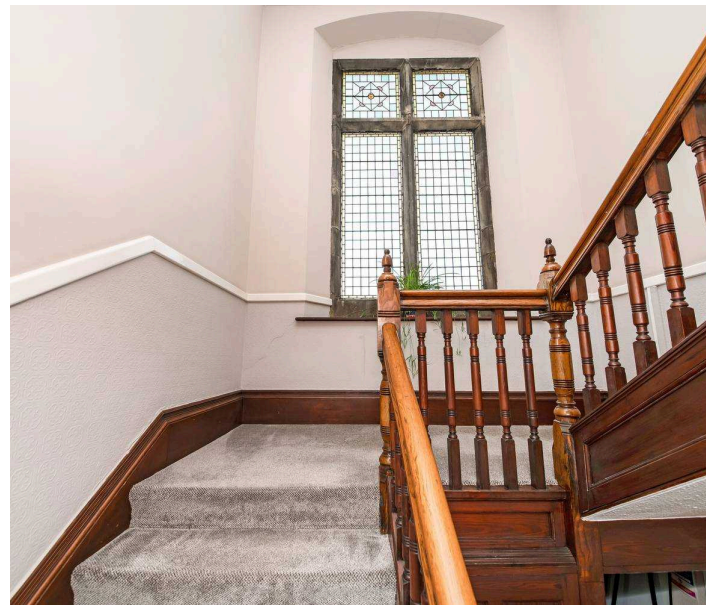
## TOP FLOOR ATTIC LANDING

The inner staircase rises up to the top floor attic level. Here there are extensive rooms once again with particularly good ceiling heights, and they circulate off a central/landing hallway area.

## ROOM ELEVEN

14' 5" x 14' 2" (4.39m x 4.33m)

Room 11 enjoys the pleasant position out to the front courtesy of a bank of three windows and has a stainless steel sink unit.





#### **ROOM TWELVE**

17' 0" x 15' 4" (5.18m x 4.68m)

Once again, a good sized room with twin windows and an outlook to the front.

#### **ROOM THIRTEEN**

18' 4" x 15' 0" (5.58m x 4.57m)

An exceptionally large room with twin windows giving an outlook to the property's gardens/land and long distance views beyond. This room is also served by storage cupboards, separate W.C, and separate bathroom with wash hand basin and bath with shower over.

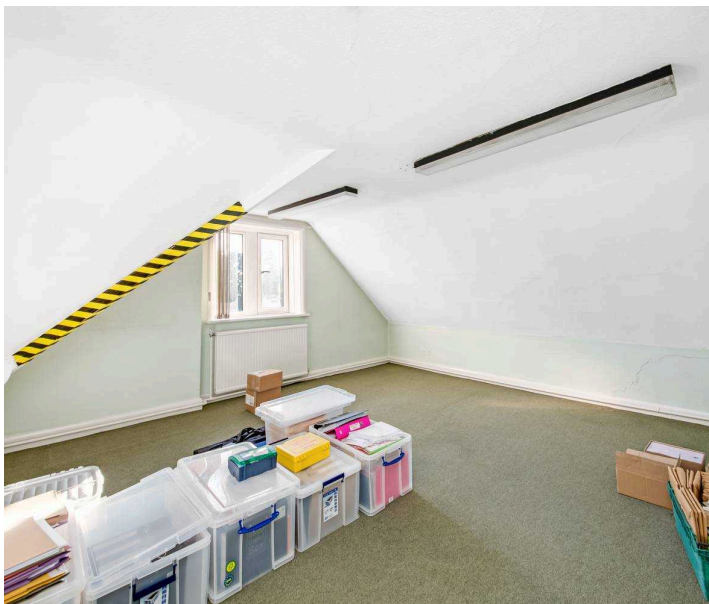
#### **BASEMENT/CELLAR LEVEL**

29' 2" x 25' 1" (8.89m x 7.64m)

Returning to the ground floor, a doorway gives access to a staircase leading down to the property's basement/cellar level. This provides a good amount of storage space to the hallway for the cellar there are two rooms. One of which is of a particularly good size and is served by a stone slab table and there are ancillary store room areas off.

#### **OUTSIDE**

35, Peterson Road has a very large road frontage onto Peterson Road. There are impressive stone gate posts to the pedestrian gates and two large driveway entrance points currently displaying an in and out method of movement. The driveway runs across the front of the principal house and also down the side of the property and provides a good amount of parking space for approximately 15 motorcars. The gardens and grounds that are offered for sale with Prosper House are as the photographs suggests, extensive and principally down to lawn, there is a vegetable garden area and orchid which offers further scope for parking or further development subject of course to the necessary consents.



**AREA**

The property has a net internal area of 3,140 sq ft (291 sq m).

**RATEABLE VALUE**

The property has a rateable value of £17,500. All interested parties are advised to make their own enquiries.

**PRICE**

BEST AND FINAL OFFERS OVER £300,000 TO BE

SUBMITTED TO THE SELLING AGENTS OFFICE BY 12 NOON ON 16TH OF JANUARY.

**VAT**

VAT is not applicable to the purchase price

**VIEWINGS**

Viewings are strictly by appointment.

**Prosper House, 33, Peterson Road**

To the rear and separately accessed from Upper Warrengate, a roadway gives access to a very large car park that serves Prosper House. Prosper House was built just a few years ago in the grounds of 35 Peterson Road as a two storey detached multi-purpose building, see separate details for this. We offer the property's separately but can be purchased together giving huge flexibility in terms of the full size of the accommodation available. The gardens and ground and of course the very large and extensive car park which provides car parking for Prosper House of approximately 30 parking spaces.





## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 07/11/ 2024.

**PROPERTY VIEWING NOTES -**

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## Simon Blyth Estate Agents

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