



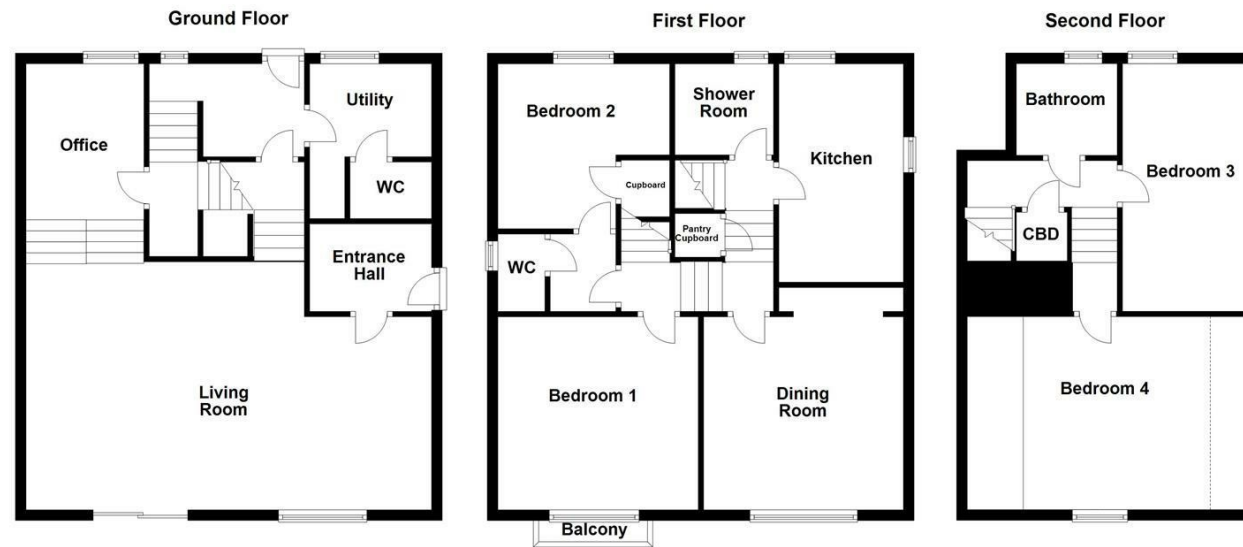
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15 Belgravia Road, St Johns, Wakefield, WF1 3JP

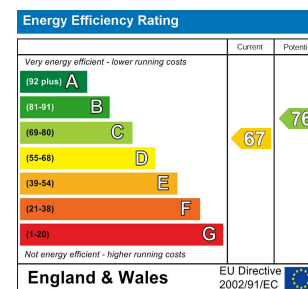
For Sale Freehold £500,000

Situated in the sought after area of St John's in Wakefield is this unique, architecturally designed, four bedroom, detached home. The property offers striking and versatile accommodation, split over several levels to maximise space and natural light. The accommodation is generously proportioned and tastefully decorated throughout. Landscaped gardens to front and rear offer an excellent outdoor space for entertaining and leisure.

The accommodation briefly comprises of entrance hall, living room with access to the office and rear porch. The rear porch provides access to the utility, which in turn leads to the downstairs w.c. Both the office and the rear porch lead up to the next floor, which comprises of a shower room/w.c., pantry cupboard, kitchen, dining room, bedroom one, bedroom two with w.c. and dressing area. The top floor has access to loft storage, bathroom/w.c. and two further bedrooms. To the front of the property there is a lawned garden with planted bed border, hedged surround and a resin driveway providing off road parking for several vehicles leading down the side of the property through a set of iron gates to the larger than average single detached garage with electric roller door. The rear garden is mainly laid to lawn and incorporates a stone paved patio area, summer house and garden shed.

A popular area of Wakefield within walking distance to Queen Elizabeth Grammar School, Wakefield Girls High, Wakefield College and Wakefield city centre. An ideal base for the commuter as both Westgate and Kirkgate railway stations are within easy distance, the bus station and the M1 motorway network.

This property would make an ideal purchase for a growing family looking in the St Johns area and only a full internal inspection will truly show what this architecturally designed property has to offer and so an early viewing comes highly advised.



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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.

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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



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ACCOMMODATION

ENTRANCE HALL

76" x 5'4" [2.3m x 1.65m]

Timber framed side entrance door, single pane frosted windows into the kitchen, door into the living room.

LIVING ROOM

25'1" x 15'4" max x 11'10" min [7.65m x 4.69m max x 3.63m min]

Two central heating radiators, wall mounted electric fireplace, UPVC double glazed window to the front, UPVC double glazed sliding doors to the front, stairs leading up to the office area, stairs down to a further cloakroom area with door into the rear porch.



OFFICE AREA

79" x 9'10" [2.37m x 3.02m]

UPVC double glazed window to the rear, door to a further hallway, central heating radiator.

REAR PORCH

52" x 5'8" [1.6m x 1.75m]

Stairs providing access to a further landing, central heating radiator, frosted UPVC double glazed door to the rear garden and a door to utility.

UTILITY

76" x 9'10" max x 6'6" min [2.31m x 3.01m max x 1.99m min]

UPVC double glazed window to the rear, access to the downstairs w.c., a range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, space and plumbing for a washing machine and a tumble dryer, space for under counter fridge/freezer.

DOWNSTAIRS W.C.

27" x 5'0" [0.79m x 1.54m]

Chrome ladder style electric towel rail, extractor fan, low flush w.c., wall mounted wash basin with mixer tap and tiled splashback.

FURTHER HALLWAY

UPVC double glazed window to the rear, stairs leading up to the first floor.

FIRST FLOOR LANDING

Access to the shower room, kitchen, dining room, two bedrooms and pantry cupboard. Stairs leading to the second floor.

SHOWER ROOM/W.C.

57" x 6'3" [1.71m x 1.93m]

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with mains fed shower head attachment and shower screen.



KITCHEN

13'10" x 7'7" [4.23m x 2.33m]

UPVC double glazed windows to the side and rear, single pane frosted windows into the entrance hall, frosted windows into the dining room. A range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, tiled splashback, space for a cooker with ducted retractable cooker hood, space for three under counter appliances (fridge, freezer, etc) and space and plumbing for a dishwasher.



DINING ROOM

10'7" x 12'4" [3.24m x 3.76m]

UPVC double glazed window to the front, frosted single pane window looking into the kitchen with serving hatch, central heating radiator.

BEDROOM ONE

12'0" x 5'10" [3.67m x 1.79m]

UPVC double glazed window to the front, central heating radiator, small balcony.



BEDROOM TWO

10'7" x 11'1" max x 7'10" min [3.23m x 3.39m max x 2.41m min]

The bedroom is accessed via a dressing area with w.c. UPVC double glazed window to the rear, central heating radiator, access to a storage cupboard.

DRESSING AREA

4'10" x 4'9" [1.48m x 1.46m]

Ceramic wash basin built into a storage unit with mixer tap and tiled splashback.

W.C.

2'8" x 4'9" [0.83m x 1.47m]

UPVC double glazed window to the side, concealed cistern low flush w.c.

SECOND FLOOR LANDING

Access to an airing cupboard housing the hot water tank, high level door with access to the loft space, doors to two bedrooms and the house bathroom/w.c.

BEDROOM THREE

7'9" x 15'9" [2.37m x 4.82m]

UPVC double glazed windows to the side and rear, central heating radiator and having a vaulted ceiling.



BEDROOM FOUR

11'11" x 12'5" max x 9'6" min [3.64m x 3.8m max x 2.9m min]

UPVC double glazed window to the front, bulkhead, access to storage eaves with sliding doors. Central heating radiator.

FAMILY BATHROOM/W.C.

6'3" x 5'6" [1.92m x 1.7m]

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, concealed cistern low flush w.c., ceramic wash basin built into a storage unit with mixer tap, panelled bath with electric shower over and shower screen. Fully tiled.

OUTSIDE

To the front of the property the garden is mainly laid to lawn with planted bed border, landscaped and fully enclosed by hedging. A resin driveway provides off road parking and leads to a set of gates, which provides access onto a longer driveway for additional parking and access to the larger than average single detached garage with electric roller door, power, light and inspection pit. The attractive and landscaped rear garden is mainly laid to lawn with stone paved patio area perfect for outdoor dining and entertaining, timber built summerhouse enclosed by timber fencing, wall and hedging.



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.

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.