



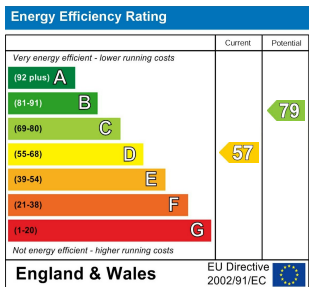
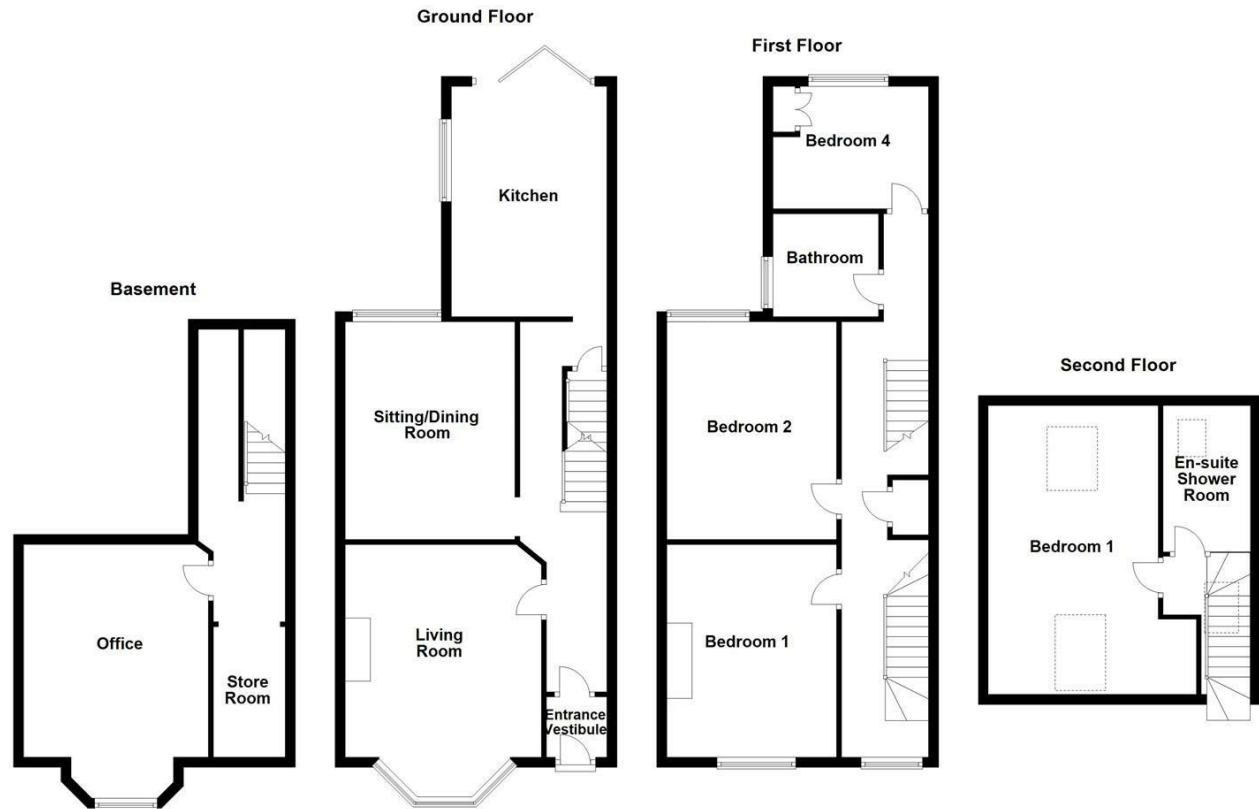
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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

**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.



**17 Belgrave Mount, St Johns, Wakefield, WF1 3SB**

**For Sale Freehold Offers In The Region Of £325,000**

Charming four bedroom period home over four levels featuring many features throughout such as sash windows, entrance vestibule, spacious living room with feature bay window, modern kitchen with Island and bi-fold doors, landscaped rear garden and is located near to the city centre.

The accommodation fully comprises entrance vestibule, entrance hall with Porcelain tiled floor, spacious living room with attractive walk in bay with sash windows, sitting/dining room, modern kitchen with central Island and breakfast bar as well as bi folding doors opening into the rear garden. The lower ground floor has an office and store room. On the first floor there are three bedrooms and modern house bathroom/w.c. A further staircase leads to the second floor to the principal bedroom and shower room/w.c. Outside, there is a Yorkshire stone paved pathway and pebbled buffer garden accessed via a cast iron gate. To the rear, the beautiful garden has lawn and Porcelain paved patio ideal for those entertaining and al-fresco dining, planted borders and is fully enclosed.

St Johns is known for its eclectic mix of architectural styles, from quaint Victorian terraces to modern developments, creating a unique streetscape. With its close proximity to the city centre there is easy access to an array of amenities including bus routes, shops and for those wishing to commute further afield the M1 and M62 motorway is a short drive away.

A stunning family period home which truly deserves an early appraisal to fully appreciate the accommodation on offer



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## ACCOMMODATION

### ENTRANCE VESTIBULE

Solid wooden front entrance door, original tiled floor, dado rail, ornate coving to the ceiling, solid wooden door with single glazed frosted sunlight into the entrance hall.

### ENTRANCE HALL

Porcelain tiled floor, ornate coving to the ceiling, original picture rail, staircase leading to the first floor landing, old style radiator in Anthracite, opening to the sitting/dining room and modern kitchen, door to the lower ground floor.

### LIVING ROOM

12'9" x 14'0" x 16'6" max into bay [3.89m x 4.29m x 5.03m max into bay] Feature arched bay with Sash windows and original stained glass window tops, solid wooden varnished floor, gas fire inset to the chimney breast, ornate coving to the ceiling, central heating radiator.



### SITTING/DINING ROOM

11'1" x 13'11" [3.38m x 4.25m]

Single glazed sash window with stained windows topping to the rear, solid wooden varnished flooring, ornate coving to the ceiling, wall mounted gas fire with black glass surround, central heating radiator.



### KITCHEN

14'11" x 10'0" [4.56m x 3.06m]

Modern with a range of wall and base units, composite top work surface, tiled splashback, integrated Smeg 'self cleaning' double oven and grill, recess for American style fridge freezer, central island with five ring AEG gas hob with cooker hood in chrome and downlights, breakfast bar with seating space, sink and drainer with swan neck mixer tap, single glazed window to the side aspect, LED lighting, contemporary white radiator, tiled floor, bi-folding doors out to the landscaped rear garden, integrated Bosch dishwasher, integrated Candy washing machine, Porcelain tiled flooring.

### STAIRCASE TO LOWER GROUND FLOOR

Architrave to the walls, opening into the store room and door into the office.

### OFFICE

12'1" x 16'3" max into bay x 13'5" min [3.70m x 4.97m max into bay x 4.11m min]

Laminate flooring, plastered walls to the ceiling, power and light. UPVC double glazed frosted window to the front with built in blind.

### FIRST FLOOR LANDING

Doors leading to the house bathroom and bedrooms. Central heating radiator, dado rail, solid wooden varnished floor, single glazed frosted sash window to the front with stained glass window above, coving to the ceiling. Staircase leading to the second floor.

### BEDROOM TWO

11'0" x 14'1" [3.37m x 4.31m]

Single glazed sash window with stained window top to the front, coving to the ceiling, solid wooden varnish floor, Anthracite radiator and coving to the ceiling.



### BEDROOM THREE

11'1" x 13'11" [3.38m x 4.25m]

Single glazed sash window to the rear, coving to the ceiling, original fireplace with tiled hearth, decorative interior, cast iron detailing and a solid wooden surround. Central heating radiator.

### BEDROOM FOUR

10'0" x 7'10" [3.05m x 2.41m]

Single glazed sash window to the rear, central heating radiator.

### HOUSE BATHROOM/W.C.

5'11" x 6'6" [1.82m x 1.99m]

Solid bath with shower screen, water fall mixer tap and mixer shower over having rain shower head and shower attachment. Low flush w.c. with concealed cistern, wall hung wash basin with chrome mixer tap, vanity mirror over, chrome ladder style radiator, tiled floor, tiled walls, inset spotlights to the ceiling, single glazed frosted sash window to the side.



### SECOND FLOOR LANDING

The staircase has a Velux double glazed window to the ceiling, wall mounted light, doors to the shower room and bedroom one.

### BEDROOM ONE

10'11" x 18'8" [3.35m x 5.70m]

Velux double glazed windows to the front and rear with built in blinds and central heating radiator.



### SHOWER ROOM/W.C.

9'4" x 5'4" [2.87m x 1.65m]

Enclosed shower cubicle with double doors, mixer shower with rain shower head and shower attachment. Tiled walls, laminate tiled floor, ceramic wash basin with mixer tap built into high gloss vanity cupboard, vanity mirror, low flush w.c., chrome ladder style central heating radiator, Velux double glazed window with built in blind with pitched sloping ceiling.

### OUTSIDE

To the front there is a cast iron gate opening onto a Yorkshire stone paved pathway, pebbled buffer garden with planted borders and walls with sandstone tops. To the rear there is Porcelain paved patio area ideal for entertaining and dining purposes. Water point, double outside power socket and an attractive lawn with planted borders. Composite panelled fence surrounds. Timber gate rear access.



### COUNCIL TAX BAND

The council tax band for this property is B

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.