



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

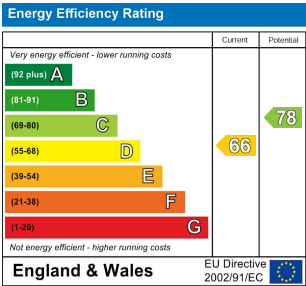


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 15 Belgrave Mount, Wakefield, WF1 3SB

### For Sale Freehold £250,000

This characterful red brick home offers generous accommodation across four floors and is ideally located in a highly sought-after area of Wakefield. Situated just on the edge of the city centre, the property enjoys easy access to a wide range of amenities, excellent transport links, and reputable local schools, as well as Pinderfields Hospital.

The ground floor comprises an inviting entrance hall, a spacious lounge and dining room, a fitted kitchen, and a rear porch with access to a useful cellar providing additional storage. To the first floor, there are three well-proportioned bedrooms and a house bathroom. The second floor features an occasional loft room currently used for storage, offering excellent potential for conversion, subject to the necessary consents. Externally, the property benefits from both front and rear gardens. While some modernisation is required, the home presents an exciting opportunity for further development and personalisation.

Located within walking distance of Wakefield city centre and its abundance of shops, restaurants, and leisure facilities, this property combines character, convenience, and potential — making it an excellent opportunity for a range of buyers.



Zoopla.co.uk rightmove

aria | propertymark  
PROTECTED

naeo | propertymark  
PROTECTED

The Property  
Umbudsman

APPROVED CODE  
ENDORSING BUILDERS

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK





## ACCOMMODATION

### ENTRANCE HALL

Front facing timber glazed entrance door leads into the entrance vestibule, with a door leading through to the internal entrance hallway. The hallway offers stairs up to the first floor, a double central heating radiator, and doors leading through to the lounge diner and the kitchen, as well as stairs leading down to a useful cellar for storage.

### LIVING ROOM

12'5" (max) x 13'5" (3.80m (max) x 4.10m)  
UPVC double glazed and stained glass bay window to the front, central heating radiator, useful recess shelving, coving to the ceiling, feature timber fireplace with open fire. Opening through to the dining area.



### DINING AREA

10'8" (max) x 14'3" (max) (3.27m (max) x 4.36m (max))  
Central heating radiator, coving to the ceiling, timber glazed door with adjacent window leading to the rear porch.



### KITCHEN

15'3" x 9'11" (4.67m x 3.04m)  
UPVC double glazed windows to the side and rear, door leading to the rear porch, tiled splashbacks and flooring. Fitted range of wall and base units with complementary work surface over, incorporating a 1½ bowl stainless steel sink and drainer with chrome swan neck mixer tap. Inbuilt electric double oven with four-ring gas hob and stainless steel extractor hood over. Space and plumbing for an undercounter washing machine, and space for undercounter fridge and freezer.

### REAR PORCH

6'1" x 6'11" (1.86m x 2.11m)  
Timber glazed construction with sliding patio door onto the rear garden.

### FIRST FLOOR LANDING

Doors to the three bedrooms and the house bathroom, with a useful storage cupboard and door leading to a further staircase providing access to the loft room. Central heating radiator.

### BEDROOM ONE

14'0" (max) x 7'0" (4.29m (max) x 2.15m )  
UPVC double glazed and stained glass feature windows, useful inbuilt storage cupboards, feature timber fireplace, coving to the ceiling, and two double central heating radiators.



### BEDROOM TWO

10'7" (max) x 14'2" (max) (3.25m (max) x 4.34m (max))  
UPVC double glazed window to the rear, double central heating radiator, feature timber fireplace, and coving to the ceiling.



### BEDROOM THREE

10'1" (max) x 8'0" (3.08m (max) x 2.44m )  
UPVC double glazed window to the rear and central heating radiator.



### SHOWER ROOM

6'6" x 7'0" (1.99m x 2.14m)  
Frosted UPVC double glazed window to the side, tiled walls, chrome heated towel rail, spotlights. Three piece suite comprising large walk-in shower with rain shower inset, low flush W.C. and a pedestal wash basin.



### LOFT ROOM

16'10" x 18'0" (5.14m x 5.49m)  
Currently used for storage, with rear facing skylight window and built-in storage.

### OUTSIDE

To the front of the property is a small buffer garden, whilst to the rear is an enclosed and attractive garden with paved patio seating area, laid to lawn, and a range of mature, well-stocked beds, with fence and wall boundaries and gated access to the rear.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.