



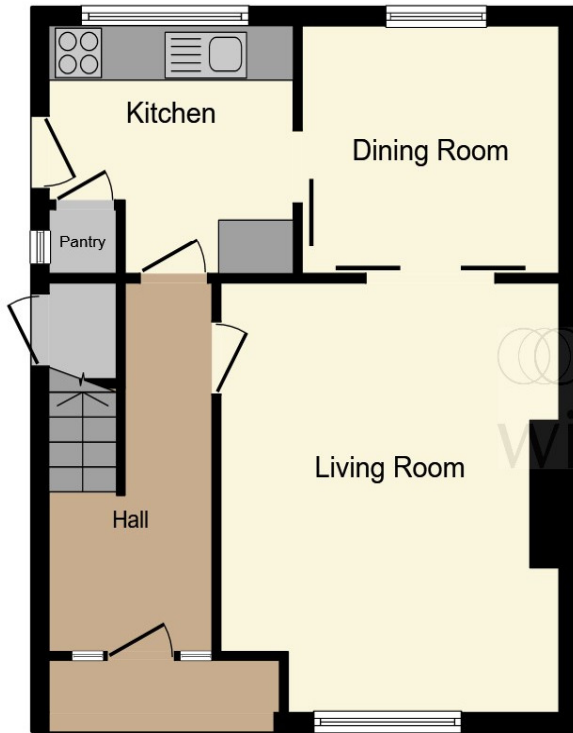
**St. Johns Mount, Wakefield WF1 2RS**

**welcome to**

**St. Johns Mount, Wakefield**

An attractive three bedroom semi detached home located in a highly regarded residential area of St Johns. This lovely home is in need of some cosmetic upgrade and offered to the market with NO UPPER CHAIN.

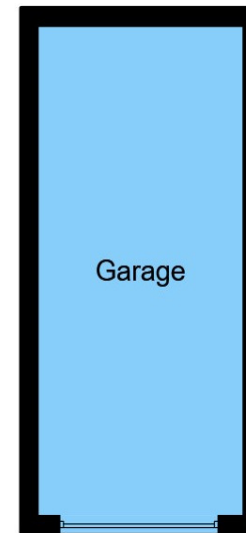




**Ground Floor**



**First Floor**



**Garage**

**Entrance Hallway**

11' 9" max x 6' 5" max ( 3.58m max x 1.96m max )

**Living Room**

15' 7" max x 13' 2" max ( 4.75m max x 4.01m max )

**Kitchen**

9' 6" max x 9' max ( 2.90m max x 2.74m max )

**Dining Room**

9' 11" max x 9' 2" max ( 3.02m max x 2.79m max )

**First Floor Landing**

**Bedroom 1**

9' 4" max x 13' 10" max ( 2.84m max x 4.22m max )

**Bedroom 2**

11' 2" max x 11' 6" max ( 3.40m max x 3.51m max )

**Bedroom 3**

8' 10" max x 8' 2" max ( 2.69m max x 2.49m max )

**Bathroom**

**Separate W.C**

**Exterior**

**Garage**

19' 2" max x 8' 2" max ( 5.84m max x 2.49m max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## St. Johns Mount, Wakefield

- AN ATTRACTIVE THREE BEDROOM SEMI IN SORT AFTER LOCATION
- NO UPPER CHAIN
- DRIVEWAY AND GARAGE
- OPEN ASPECT TO THE REAR
- CLOSE TO WAKEFIELD CITY CENTRE

Tenure: Freehold EPC Rating: Awaited

offers in the region of

**£230,000**



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WAK124999](http://williamhbrown.co.uk/Property/WAK124999)



Property Ref:  
WAK124999 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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