

Belgravia Road, Wakefield WF1 3JP



# welcome to

# Belgravia Road, Wakefield

A four-bedroom detached home bespoke built in approx 1980 by a local architect. In the heart of St Johns. A fantastic unique family home!













**Entrance Hallway** 7' 6" max x 5' 4" max ( 2.29m max x 1.63m max)

#### Kitchen

13' 10" max x 7' 7" max ( 4.22m max x 2.31m max)

**Utility Room** 7' 8" max x 9' 10" max ( 2.34m max x 3.00m max )

#### **Rear Porch**

5' 2" max x 5' 8" max ( 1.57m max x 1.73m max)

#### **Dining Room**

10' 7" max x 12' 4" max ( 3.23m max x 3.76m max )

### Living Room

25' 11" max x 15' 4" max ( 7.90m max x 4.67m max)

### Study Area

7' 9" max x 9' 10" max ( 2.36m max x 3.00m max )

#### **Bedroom One**

12' 10" max x 15' 10" max ( 3.91m max x 4.83m max )

### **Bedroom Two**

10' 7" max x 11' 11" max ( 3.23m max x 3.63m max )

### **Bedroom Three**

7' 9" max x 15' 9" max ( 2.36m max x 4.80m max )

## welcome to

# Belgravia Road, Wakefield

- Four-bedroom Unique Detached Home
- UPVC AND GCH
- Garage and Generous Driveway
- Utility Room
- Shower room

Tenure: Freehold EPC Rating: D

guide price **£495,000** 





## view this property online williamhbrown.co.uk/Property/WAK124869

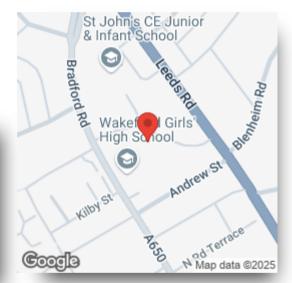


Property Ref:

WAK124869 - 0006

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Please note the marker reflects the postcode not the actual property

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