



**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**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK124869](http://williamhbrown.co.uk/Property/WAK124869)



Property Ref:  
WAK124869 - 0006

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