



**Bradford Road, Wakefield WF1 2AA**



**welcome to**

**Bradford Road, Wakefield**

Guide Price of £525,000-£550,000. This impressive house dating back to the pre-1900's stands proud in the heart of St Johns. Superbly appointed close to schools, bus routes, Wakefield Westgate train station, easy access to the M1 & M62 and all the amenities that Wakefield has to offer.





### Entrance Hallway

23' 4" max x 6' 5" max ( 7.11m max x 1.96m max )

### Kitchen/ Dining Room

14' 7" max x 13' 5" max ( 4.45m max x 4.09m max )

### Family Room

13' 7" max x 14' 7" max ( 4.14m max x 4.45m max )

### Living Room

14' 7" max x 13' 5" max ( 4.45m max x 4.09m max )

### Basement Room One

15' 9" max x 12' 7" max ( 4.80m max x 3.84m max )

### Workshop

15' 9" max x 8' 9" max ( 4.80m max x 2.67m max )

### Garden Kitchen/ Utility

13' 7" max x 12' 1" max ( 4.14m max x 3.68m max )

### Study

7' 1" max x 9' 3" max ( 2.16m max x 2.82m max )

### Bedroom One

13' 11" max x 14' 11" max ( 4.24m max x 4.55m max )

### Bedroom Two

13' 2" max x 13' 1" max ( 4.01m max x 3.99m 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)

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## Bradford Road, Wakefield

- Four bedroom imposing Victorian Semi
- Inviting spacious hallway
- Modern, open plan dining kitchen family room
- Additional formal large sitting room
- Basement-rooms with huge potential to convert into Annex (STPP)

Tenure: Freehold EPC Rating: D

guide price

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAK125415 - 0034

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