



3 Belgrave Terrace, Wakefield - WF1 3SD

£195,000 Freehold

Holroyd Miller have pleasure in offering for sale this imposing Victorian mid terrace house occupying an elevated position with views towards the city centre and conveniently located within walking distance of the amenities within Wakefield and access to Wakefield Westgate train station making this an ultimate first time buyers property, recently redecorated and carpeted, together with new kitchen, having gas fired central heating, PVCU double glazing. The accommodation briefly comprises entrance reception hallway, living room, dining room, new shaker style kitchen with contrasting worktops. To the first floor, two bedrooms, and house bathroom with modern white suite with shower over bath, wet walling. Outside, neat garden areas to both front and rear for ease of maintenance. A popular and convenient position. Viewing Essential.

Entrance Reception Hallway

With double glazed entrance door.

Living Room

Having feature oak fire surround with electric fire, coving to the ceiling, double glazed bay window, central heating radiator.

Dining Room

With built in storage cupboard, double glazed window, central heating radiator.

Kitchen

Recently refitted with a range of cream fronted shaker style wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, built in oven and hob with extractor hood over, plumbing for automatic washing machine, central heating boiler, central heating radiator, double glazed window and rear entrance door.

Stairs lead to First Floor Landing**Bedroom to Front**

With double glazed window with open aspect, views towards the city centre, central heating radiator.

Bedroom to Front

With double glazed window with open aspect, views towards the city centre, central heating radiator.

Bedroom to Rear

An excellent double sized bedroom with double glazed window, central heating radiator.

House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, paneled bath with shower over, fitted wet walling, double glazed window, central heating radiator.

Outside

Neat buffer garden area to the front, paved rear enclosed yard.

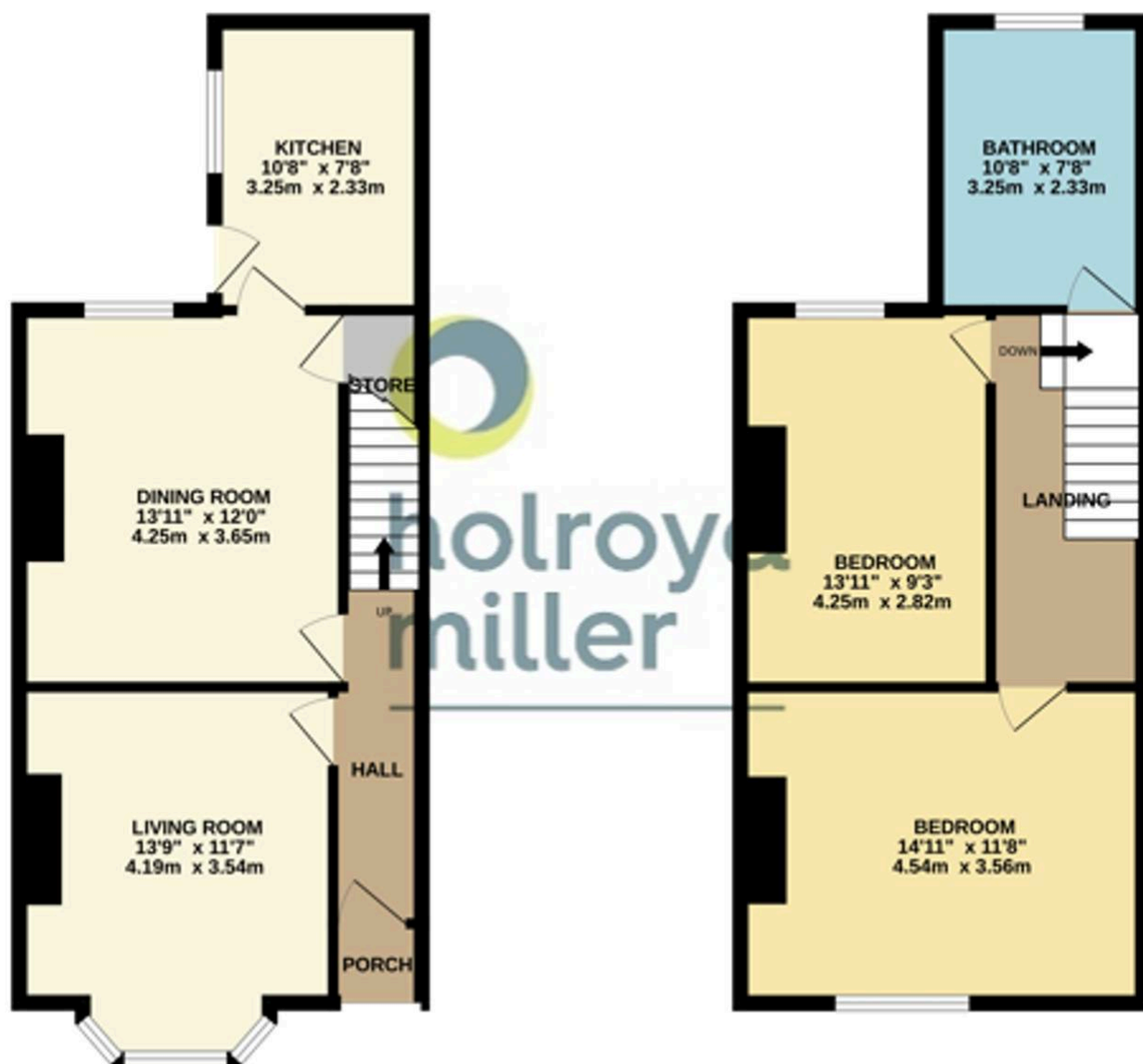
Disclaimer

As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.



GROUND FLOOR
492 sq ft. (45.0 sq m.) approx.

1ST FLOOR
420 sq ft. (41.8 sq m.) approx.



TOTAL FLOOR AREA: 913 sq ft. (84.8 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 1/2025