



33 Belgrave Mount, Wakefield - WF1 3SB

£695,000 Freehold

"Overdale" an individually designed period detached home occupying an elevated position above the city centre with extensive views, retaining many original features, five bedrooms one currently being used as an office, two bathrooms, three reception rooms. A truly enviable position within walking distance of the city centre with its excellent schools, amenities, close to Pinderfields Hospital and access to Wakefield Westgate train station and motorway network for those travelling throughout the region. Offered with No Chain.

Entrance Porch

With tiled floor, being double glazed, opens to...

Reception Hallway

With feature open staircase with understairs storage, light oak flooring.

Formal Dining Room

With dual aspect double glazed windows and bay window, oak flooring, feature fire surround with flame effect fitted gas fire on tiled hearth, double panel radiator.

Living Room

With feature double glazed bay window, feature granite fire surround with wood burner, granite inset and hearth, double glazed window, two double panel radiators.

Breakfast Kitchen

Fitted with a matching range of pine fronted wall and base units, contrasting worktop areas, feature AGA oven providing hot water, integrated dishwasher, colour co-ordinated sink unit, monobloc tap fitment, tiling between the worktops and wall units.

Rear Entrance Porch

With storage over, tiled floor, double glazed Velux roof light and double glazed window.

Inner Hallway

Gives access to useful pantry cupboard, being tiled with shelving, access to boiler room and meter cupboard.

Utility Room

With Dimplex storage heater, plumbing for automatic washing machine, stainless steel sink unit and storage.

Cloakroom

Having low flush w/c, double glazed window and tiling.

Family Room/Sitting Room

With double glazed bay window, French doors leading onto the garden with feature Adam style fire surround with granite inset and hearth with wood burner, double panel radiator, feature Delft picture rail.

Stairs to Landing

With oak balustrade and cornicing to ceiling

Master Bedroom

With feature period fire surround, tiled inset and hearth, fitted wardrobes with overhead cupboards, double glazed window showcasing impressive views, double panel radiator, double glazed window to the side.

Guest Bedroom

With feature fire surround with tiled inset and hearth, double glazed window with city centre views, single panel radiator.

Ensuite Shower Room

Having pedestal wash basin low flush w/c, shower cubicle and tiling.

Bedroom to Front

Having fitted wardrobes, overhead cupboards, double glazed window, single panel radiator.

Bedroom to Front

With feature period fire surround, tiled inset and hearth with double glazed window with stunning city centre views, double panel radiator.

Home Office

Situated to the side of the property with double glazed window, single panel radiator.

House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, bidet, inset bath, useful storage cupboard, double glazed window, double panel radiator, further walk-in storage closet, double glazed window.

Adjacent Further Storage

With double glazed window.

Garden

The property occupies a head of cul de sac position elevated above the city centre with wrought iron automated gates providing security and access to driveway providing ample off street parking leading to detached double garage (7.29m x 5.50m) with automated doors, adjacent store and access to useful attic storage, south facing garden mainly laid to lawn with stone paved patio area, further corner decking area making the most of the views. Former air raid shelter providing storage, further seating area and lawn garden to the front with paved pathways.

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GROUND FLOOR
1308 sq.ft. (121.5 sq.m.) approx.

1ST FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 2311 sq.ft. (214.7 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 mis-statement. 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.
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