

... Your proactive estate agent



**Belgrave Mount, Wakefield, WF1 3SB**  
**Offers Over £325,000**



A unique and individual three-bedroom detached home situated in a highly convenient area of Wakefield, offering a generous footprint and outstanding potential.

This distinctive property stands apart from others in the immediate area due to its individual design and versatile layout, making it a rare opportunity for buyers seeking something a little different. The home provides spacious accommodation throughout, featuring two well-proportioned double bedrooms to the first floor and a further double bedroom to the ground floor, offering excellent flexibility. The ground floor bedroom, along with a downstairs bathroom, makes the property particularly suitable for those seeking single-level living or adaptable family accommodation.

The property boasts spacious living areas with high ceilings, creating an airy feel and providing a fantastic foundation for modernisation and personalisation. While the home would benefit from updating, it offers immense potential to create a truly one-of-a-kind property once modernised.

Externally, the property enjoys a large garage and ample off-road parking to the front, along with an enclosed rear garden providing a private outdoor space.



### Entrance Hall

**2.26 x 0.86 (7'5" x 2'10")**

Access to the hallway. Ideal for coats and shoes.

### Inner Hallway

**2.47 x 3.87 (8'1" x 12'8")**

Access to the wet room, bedroom, garage, kitchen, living room diner and the sunroom. Carpeted throughout. Central heated radiator.

### Kitchen

**4.06 x 3.29 (13'4" x 10'10")**

Range of high and low level kitchen units. Integrated appliances including an oven and electric hob with extractor hood over. Sink with double drainer and chrome taps over. Option to reconnect plumbing for dishwasher. Access to the downstairs WC. Wood effect flooring. Central heated radiator UPVC window to the front.



### Side Entrance Porch

**1.07 x 0.93 (3'6" x 3'1")**

Access to the downstairs WC. UPVC side access door leading to the side of the property.

### WC

**0.89 x 1.13 (2'11" x 3'8")**

WC with low level flush. UPVC frosted window to the side elevation.

### Living Room Diner

**4.09 x 7.25 (13'5" x 23'9")**

Feature fireplace with hearth and surround. Carpeted throughout. Central heated radiator. UPVC window to the rear and side elevations.



### Sunroom

**2.38 x 3.03 (7'10" x 9'11")**

Wood effect flooring. UPVC French door leading to the rear. UPVC window to the rear.



### Wet Room

**1.81 x 2.50 (5'11" x 8'2")**

White suite comprising of WC with low level flush. Electric shower. Wash hand basin with chrome taps. Extractor fan.

Central heated radiator. UPVC frosted window to the rear elevation.



### Bedroom One

**3.45 x 4.51 (11'4" x 14'10")**

Carpeted throughout. Central heated radiator. UPVC window to the rear.



## Landing

**2.46 x 1.38 (8'1" x 4'6")**

Access to bedroom two and three. Central heated radiator. UPVC window to the front.

## Bedroom Two

**3.01 x 4.53 (9'11" x 14'10")**

Built in wardrobes. Access to WC and loft crawl space. Carpeted throughout. Central heated radiator. UPVC window to the front and rear aspects.



## External

Externally, the property is set behind gated access and benefits from a generous driveway providing ample off-road parking, leading to an integral garage. The front of the property offers a spacious forecourt with established boundary walls and railings, creating a welcoming approach.

To the rear, the bungalow enjoys a good-sized enclosed garden, mainly laid to lawn with paved patio areas ideal for outdoor seating and entertaining. The garden also features a range of mature planting, raised beds.



## WC

**0.56 x 0.99 (1'10" x 3'3")**

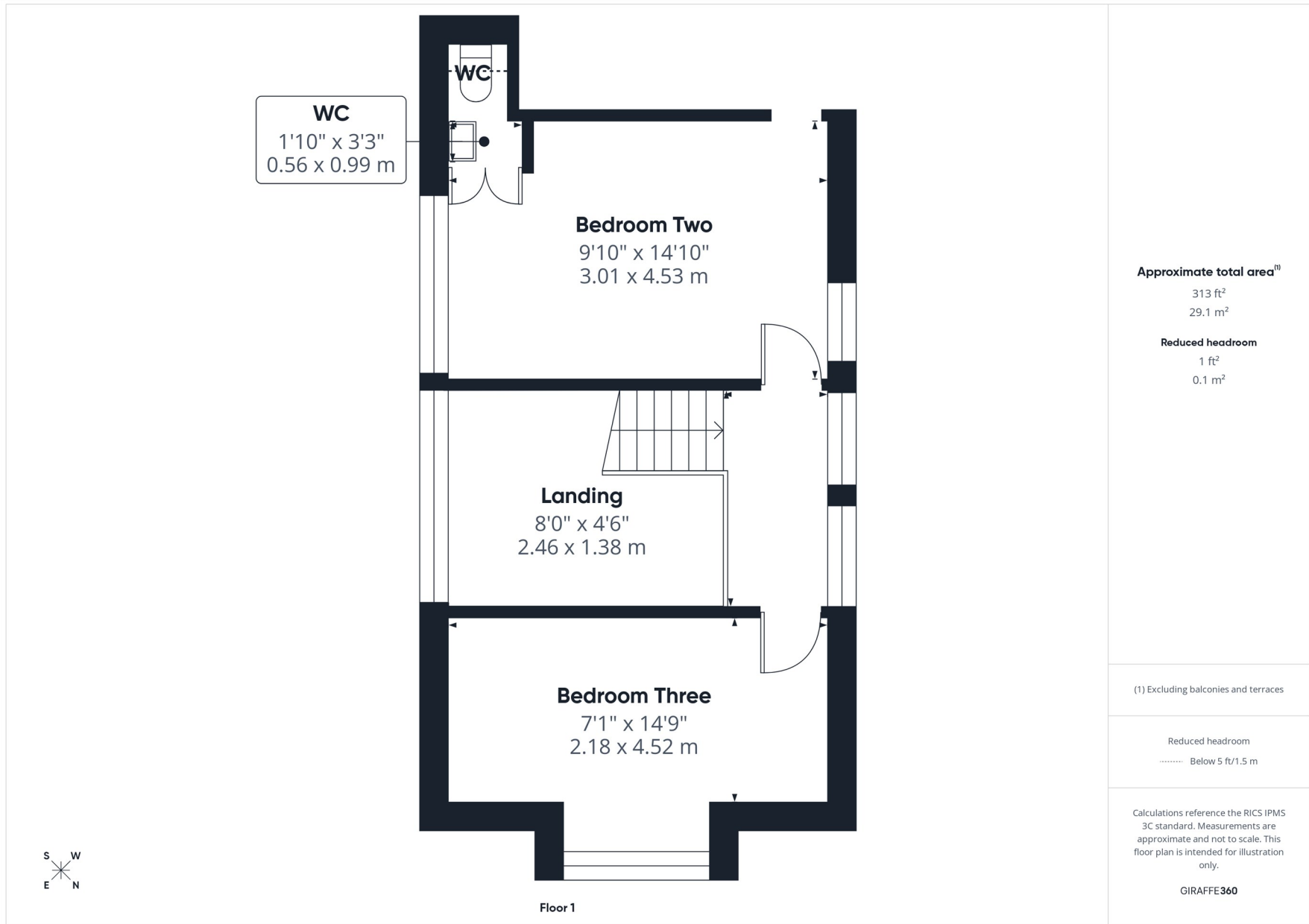
WC with low level flush. Wash hand basin with chrome mixer tap.



## Bedroom Three

**2.18 x 4.52 (7'2" x 14'10")**

Carpeted throughout. Central heated radiator. UPVC window to the side elevation.



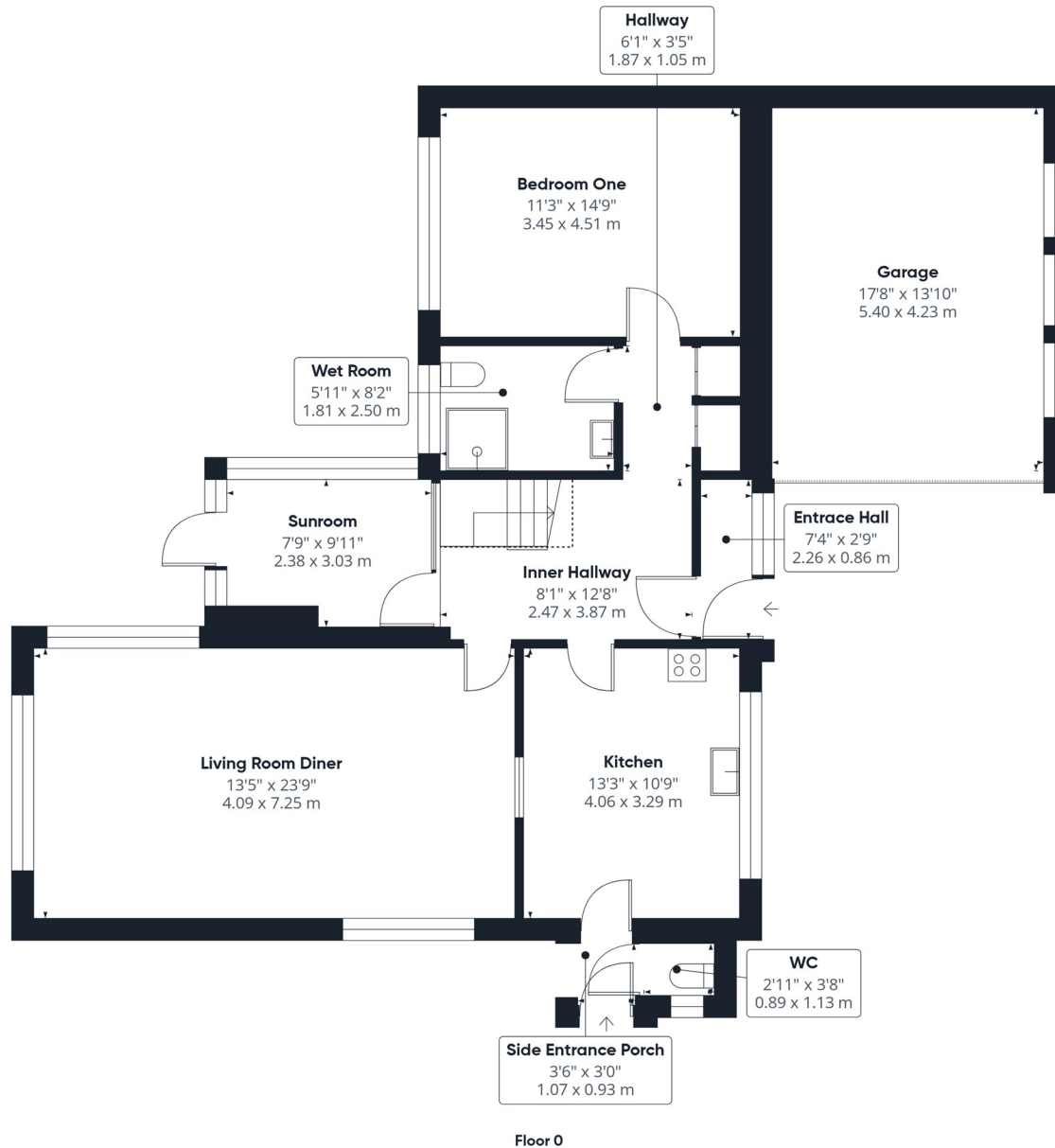
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**Approximate total area<sup>(1)</sup>**

1188 ft<sup>2</sup>  
110.5 m<sup>2</sup>

**Reduced headroom**

21 ft<sup>2</sup>  
2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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