



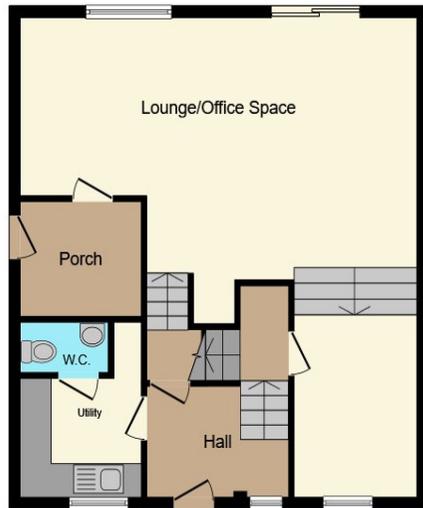
**Belgravia Road, Wakefield WF1 3JP**

**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!





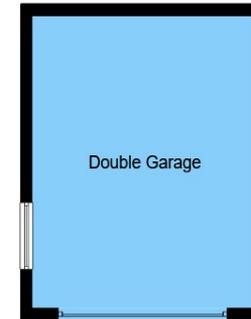
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

**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 )

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)

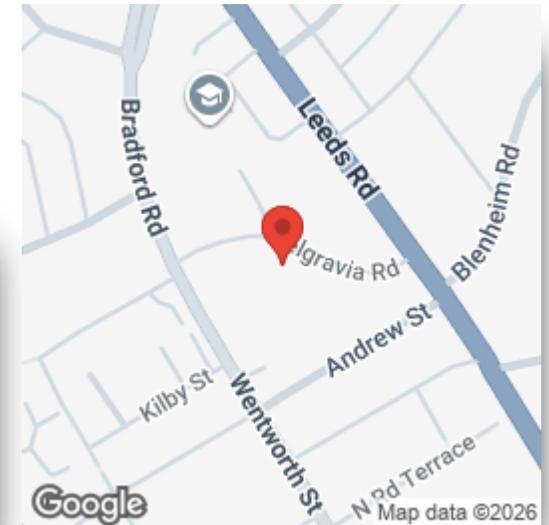
welcome to

## Belgravia Road, Wakefield

- Four-bedroom Unique Detached Home
- UPVC AND GCH
- Garage and Generous Driveway
- Utility Room
- Shower room

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers over  
**£465,000**



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 - 0014

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