

property details **approval form**

Flat 3 9 St. Johns Square, Wakefield, West Yorkshire, England, WF1 2QX

Date: 22 May 2026

Property Ref and Version: WAK128179 - 0004

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £300,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 2005.

>> **key features**

- > Prime location in St. Johns Square, Wakefield
- > Large, light-filled living room with period charm
- > Elegant blend of historic character and modern design
- > High ceilings and architectural features throughout
- > Exclusive residence with a true wow factor
- > EPC Rating: Exempt

>> **short description**

Guide Price £300,000-£325,000. Rich in architectural heritage yet thoughtfully modernised, this remarkable apartment delivers sophisticated city living within one of Wakefield's most desirable addresses. A truly unique home that must be viewed to be fully appreciated. EPC Exempt due to Grade II Listed

>> **long description**

Guide price £300,000-£325,000 Set within the heart of the highly sought after St John's Square, this exceptional Grade II listed second floor apartment offers an exquisite blend of historic elegance and contemporary living. Brimming with character and commanding an immediate wow factor, this prestigious home is perfectly suited to discerning buyers seeking style, space, and exclusivity.

The apartment is accessed via a welcoming entrance hall that sets the tone for the quality found throughout. To the rear, a beautifully appointed modern kitchen features a striking central island, providing both a functional workspace and a perfect setting for entertaining, seamlessly marrying modern design with the building's period charm.

A spacious and light filled living room forms the heart of the home, offering generous proportions ideal for both relaxing and hosting guests. High ceilings, elegant detailing, and the sense of grandeur typical of a Grade II listed building enhance the room's impressive presence.

Accommodation comprises a substantial master bedroom, offering a calm and luxurious retreat, alongside a second well proportioned double bedroom, ideal for guests, a home office, or additional family living. The property is completed by a

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stylish family bathroom, finished to a high standard and designed for both comfort and practicality. A truly unique home that must be viewed to be fully appreciated.

EPC Exempt due to Grade II listed status!

>> **directions**

>> **Agent Note**

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>> **room description**

Lounge

23' 1" max x 16' 1" max (7.04m max x 4.90m max)

Kitchen

16' max x 12' max (4.88m max x 3.66m max)

Bedroom One

14' 1" max x 18' max (4.29m max x 5.49m max)

Bedroom Two

9' 1" max x 10' max (2.77m max x 3.05m max)

Bathroom

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>> **property images**



Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED
T 01924 381381 E Wakefield@williamhbrown.co.uk

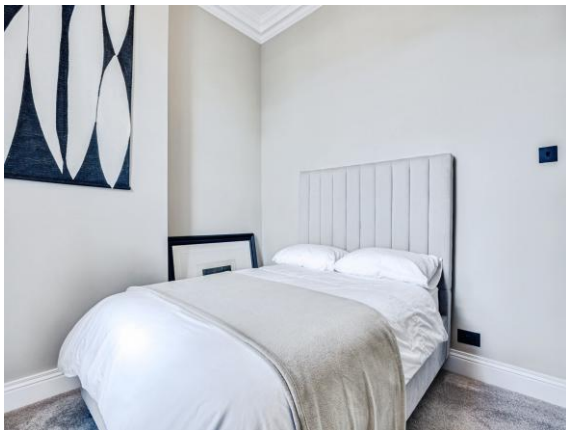
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>> **property images**



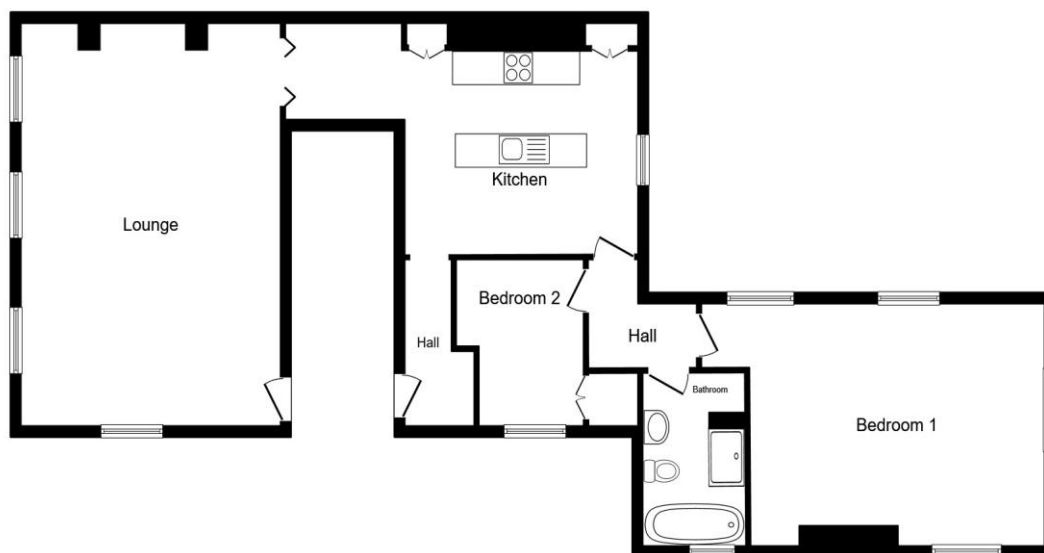
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>> floor plan



Total floor area 106.1 m² (1,142 sq.ft.) approx

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.propertybox.io



>> approval

| | Signature | Date |
|--------------------|-----------|------|
| Louella Halpin | | |
| Mr A.J. Partington | | |

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