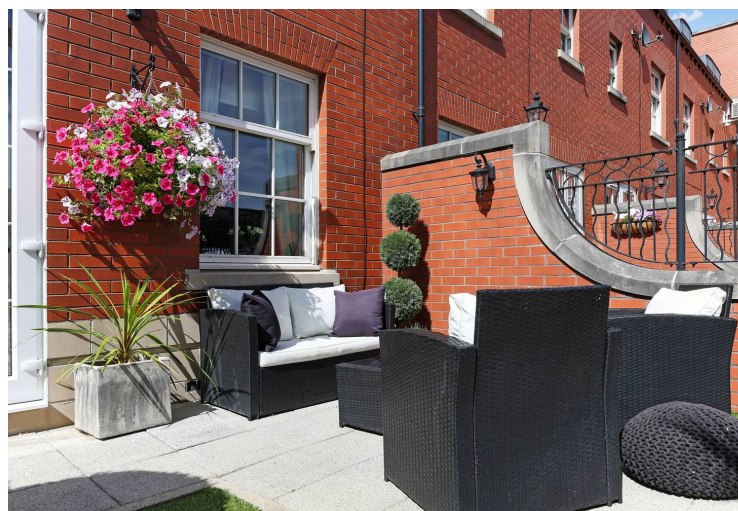




The Oaks St. Johns Place, Wakefield - WF1 3UJ

£350,000 Freehold

A superbly presented modern Georgian style end town house occupying a convenient and popular position on St. Johns North, within walking distance of the city centre, local train station and its excellent amenities, offering flexible living accommodation, together with garage. The well planned interior must be viewed to appreciate the size on offer and comprising, reception hallway with ground floor cloakroom/wc, built in storage, stunning open plan well appointed kitchen opening to dining area and living room with French doors leading onto the rear garden. To the first floor, three bedrooms, guest bedroom with ensuite, house bathroom and to the second floor master bedroom suite with ensuite, built in storage. Outside, easy to maintain gardens to both front and rear. A truly enviable home conveniently located, Viewing Essential.

Entrance Reception Hallway

With double glazed entrance door, open staircase with understairs storage, built in cloaks cupboard, oak flooring, central heating radiator.

Cloakroom

Having wash hand basin, low flush w/c, chrome heated towel rail.

Living Room

Situated to the rear of the property with double glazed window and French doors leading onto the rear garden, three wall light points, central heating radiator, opening to...

Dining Kitchen

With dining area opening to kitchen fitted with a range of high gloss white fronted wall and base units, contrasting black granite worktops, integrated fridge and freezer, oven, microwave, gas hob with extractor hood over, integrated washer, dryer, double glazed window to the front, downlighting to the ceiling.

Stairs lead to...

First Floor Landing

Guest Bedroom to Rear

With feature double glazed sash window, central heating radiator.

Ensuite Shower Room

Having wash hand basin, low flush w/c, both wall hung, shower cubicle and tiling, electric shaver point, double glazed window, chrome heated towel rail.

House Bathroom

Furnished with modern white suite with wall hung wash hand basin, low flush w/c, panelled bath with shower over and shower screen, tiling, double glazed window, chrome heated towel rail.

Bedroom to Front

With two wall light points, double glazed window, central heating radiator.

Bedroom to Front/Home Office

With two wall light points, double glazed window, central heating radiator.

Stairs lead to...

Second Floor Landing

With feature roof light, storage cupboard containing central heating boiler.

Master Bedroom Suite

Having double glazed dormer windows to both front and rear, making this a light and airy room, two feature radiators, built in storage.

Ensuite Shower Room

With feature wash hand bowl in stand, low flush w/c, shower cubicle, tiling, electric shaver point, chrome heated towel rail, double glazed window.

Outside

Mature Cherry tree to the front with recently laid to lawn garden, wrought iron railings and gate with pathway leading to the front door, to the rear, low maintenance garden with artificial turf, paved patio area, Buxus hedging and Palm tree, wrought iron railings giving access to single car garage. Please note there is a Service Charge to Warrick Estates Ltd of £600 per annum for maintenance of the common areas.

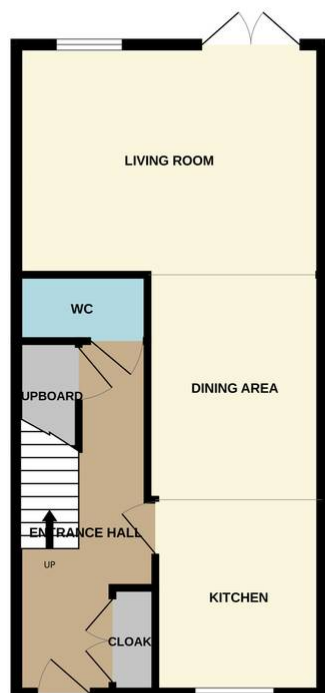
Disclaimer

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.





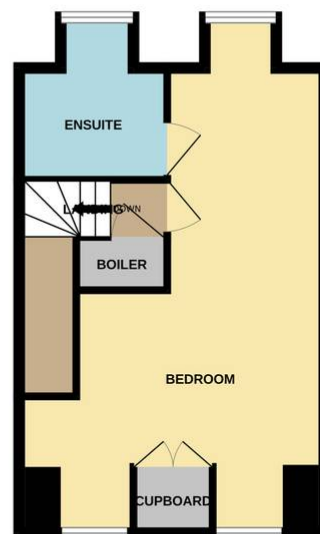
GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.2 sq.m.) approx.



2ND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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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