



3 Bed
House - Semi-Detached
located in

22 Belle Isle Avenue

Wakefield

WF1 5JY



Offers over £295,000

Nestled on the charming Belle Isle Avenue in Wakefield, this delightful semi-detached house offers a perfect blend of comfort and practicality. Built in 1939, the property has been thoughtfully extended, providing ample living space across its generous 976 square feet.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. The house boasts three well-proportioned bedrooms, making it an excellent choice for families or those seeking extra room for guests or a home office.

The bathroom is conveniently located with bath and shower cubicle, ensuring ease of access for all residents. One of the standout features of this property is the large garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the rear vehicle access adds further potential for a large garage / business use.

This home is situated in a friendly neighbourhood, close to local amenities and transport links, making it an ideal location for both commuting and leisure. With its blend of classic charm and modern convenience, this semi-detached house on Belle Isle Avenue is a fantastic opportunity for anyone looking to settle in Wakefield. Don't miss the chance to make this lovely property your new home.

Entrance Hall

The entrance hall welcomes you with a bright and inviting atmosphere, featuring a UPVC front door with decorative glass panels that allow natural light to stream in. Neutral-toned walls, soft carpeting, and elegant curtains frame the space, while the staircase, painted in contrasting black and white, leads up from the hall, enhancing the sense of height and space.

Living Room

11'11" x 11'2" plus bay

The living room is a bright, comfortable space centred around a fireplace with a light hearth and mantel. A large bay window floods the room with sunlight, highlighting the neutral carpet and subtle wall colours. The room provides a warm and welcoming environment, perfect for relaxing or entertaining.

Kitchen/Diner and Family Room

16'8" x 20'8" Max

The kitchen-diner is a spacious, open-plan area that combines cooking, dining, and relaxing in one welcoming space. It features wooden cabinetry with black granite countertops and modern appliances including an oven, hob, and extractor fan. The dining area has ample space for a table, illuminated by a trio of decorative pendant lights. The family room, adjacent to the kitchen, provides a cosy seating area with a fireplace and a patterned feature wall. Natural light pours in through windows and sliding doors that open out onto the garden, enhancing the warm wood effect floors and neutral walls throughout.

Landing

On the first floor, the landing provides access to three bedrooms and the bathroom, with light neutral décor and carpeting continuing throughout. A balustrade overlooks the staircase, and natural light comes from a window in the stairwell. There is also loft access with a pull down ladder and the loft space is carpeted, with a central heating radiator, 'Velux' style window, electrics and lighting.

Bedroom One

12'2" x 11'11" max

The main bedroom is a spacious retreat featuring a large window that floods the room with natural light. It is decorated in soft, calming tones with panelling and bedside lights, and benefits from fitted wardrobes with sliding mirrored doors, offering ample storage while enhancing the sense of space and light.

Bedroom Two

11'2" plus bay x 10'2"

Bedroom two benefits from a large bay window and is decorated in a soft palette with a panelled feature wall behind the bed, creating a restful and comfortable space.

Bedroom Three

7'10" x 7'10"

This smaller bedroom is currently arranged as a study, decorated with soft carpeting and a floral feature wall. It is a practical and cosy space suitable for a single bedroom, work or guests.



Bathroom

7'11" x 5'10"

The bathroom is beautifully finished with porcelain tiles on walls and floor. It features a freestanding bath, a separate curved glass shower cubicle with rainfall showerhead, a contemporary vanity unit with a round illuminated mirror, and a heated towel rail. A frosted window provides privacy while allowing natural light to brighten the space.



Rear Garden

The rear garden is a generous, well-maintained outdoor space with a large lawn bordered by mature hedges and shrubs. It features a patio adjacent to the house, ideal for seating and entertaining, and a charming wooden pergola providing a sheltered seating area further down the garden. The garden also includes a 12ft x 10ft concrete shed and a small seating nook surrounded by plants, creating a private and peaceful spot to relax.



Front Exterior

The front exterior of the property features a traditional red-brick semi-detached house with a bay window and a well-kept paved driveway providing off-street parking, while leading to a detached garage. The low front wall and mature shrubbery contribute to the property's welcoming curb appeal.

Misc

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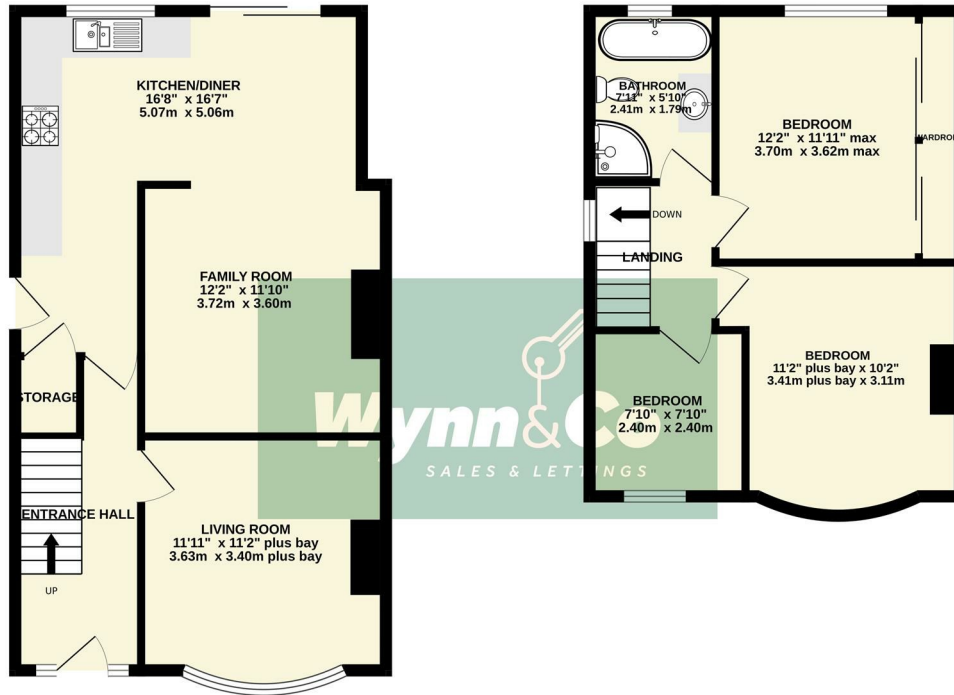


22 Belle Isle Avenue, Wakefield, WF1 5JY



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

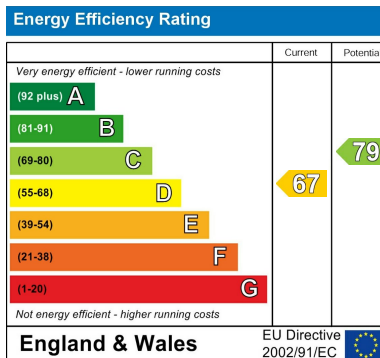
1ST FLOOR
421 sq.ft. (39.2 sq.m.) approx.



EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME

TOTAL FLOOR AREA: 976 sq.ft. (90.7 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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DIRECTIONS

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