



## 5 St. Johns North, Wakefield - WF1 3PZ

£325,000 Freehold

Holroyd Miller have pleasure in offering for sale this thoughtful conversion of a Victorian building located in the picturesque district of St. Johns opposite the square and within walking distance of the city centre, access to the motorway network and Wakefield Westgate train station, together with excellent local schools. The impressive three bedroom accommodation over two levels and well presented throughout and at the same time retaining a great deal of character and charm. The accommodation briefly comprises entrance vestibule leading to impressive reception hallway with open staircase, cloakroom/wc, living room with feature fire place and bay window, well equipped kitchen with a range of appliances opening to formal dining area. To the first floor, home office/dressing room, master bedroom to the front with ensuite shower room, guest bedroom having ensuite and a further bedroom to front. Outside, driveway provides parking for two cars, neat garden area to the front. A truly enviable and unique home. No Chain - Viewing Essential.

**Entrance Vestibule**

With double glazed entrance door.

**Reception Hallway**

With open staircase and cornicing to the ceiling, central heating radiator.

**Cloakroom**

Having low flush w/c, wash hand basin set in vanity unit, heated towel rail, separate understairs storage.

**Living Room**

With bay window, a stunning room with high ceiling and cornicing, feature fire surround and hearth with flame effect fitted electric fire, two wall light points, central heating radiator.

**Kitchen**

Being well appointed with a range of oak shaker style fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, built in double oven, hob with extractor hood over, fridge and freezer, integrated washing machine and dishwasher, tiling between the worktops and wall units, opening to...

**Dining Room**

Having window, central heating radiator, an excellent entertaining space.

**Stairs lead to First Floor Landing**

With oak balustrade, coving to the ceiling.

**Home Office/Dressing Room to Rear**

Having fitted wardrobes, overhead cupboards, storage cupboard containing central heating boiler, double glazed window, single panel radiator. This room could easily be used as a single bedroom if so required.

**Guest Bedroom to Rear**

Having cornicing to the ceiling, window, central heating radiator.

**Ensuite Shower Room**

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, corner shower, tiling, chrome heated towel rail.

**House Bathroom**

Furnished with modern white suite comprising wash hand basin set in vanity unit, low flush w/c, paneled bath, tiling, electric shaver point, heated towel rail.

**Master Bedroom to Front**

With three windows with feature bay window, two wall light points, single panel radiator.

**Ensuite Shower Room**

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, corner shower with tiling, chrome heated towel rail.

**Bedroom to Front**

With two double glazed windows, two wall light points, coving to the ceiling, double panel radiator.

**Outside**

Double width driveway provides parking for two cars. Neat buffer garden area to the front, small seating area to the rear.

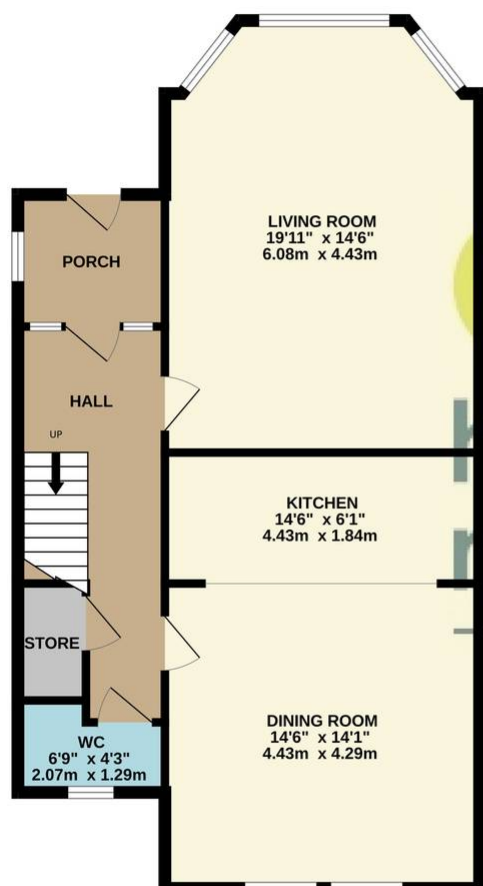
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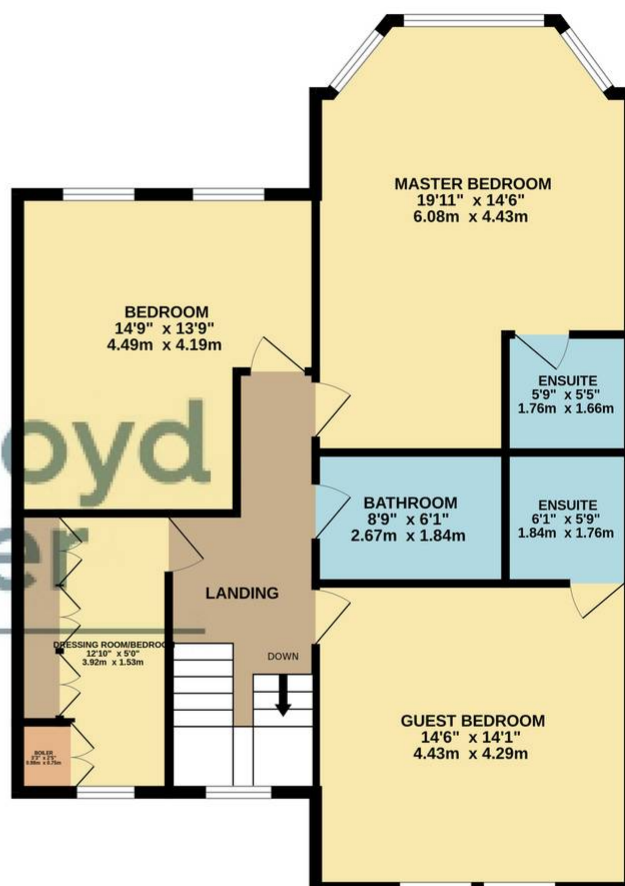




GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR  
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 1702 sq.ft. (158.1 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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