



WAKEFIELD | OSSETT | HORBURY
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD
01924 899 870 | 01977 798 844



16 Belgravia Road, St Johns, Wakefield, WF1 3JP

For Sale Freehold £475,000

Impeccably presented throughout having undergone a full refurbishment is this deceptively spacious Victorian end town house, retaining a wealth of quality and character throughout including a solid wood kitchen with Quartz work surfaces and karndean flooring to the ground floor. Enjoying two reception rooms and four good sized bedrooms, the principal with en suite shower room.

Situated in the sought after location of St Johns and deceptive from the roadside, the accommodation briefly comprises; entrance vestibule leading into the reception hall, bay-fronted lounge, separate dining/sitting room, quality kitchen and downstairs w.c. to complete the ground floor. To the first floor, a spacious landing leads to three well proportioned bedrooms, the principal with en suite shower room, in addition to the house bathroom/w.c. with a traditional suite. There is a further staircase leading to bedroom four, which is of a generous size, located on the second floor. Outside, there is s a front lawn with mature borders and a low-maintenance, enclosed rear garden with patio, decking, and access to a double garage, over which the neighbouring property has a right of access.

Situated in highly regarded St Johns, the property is within walking distance of the town centre and a range of amenities including shops and schools. There is good access to the motorway network and Westgate Train Station, ideal for the commuter wishing to work or travel further afield.

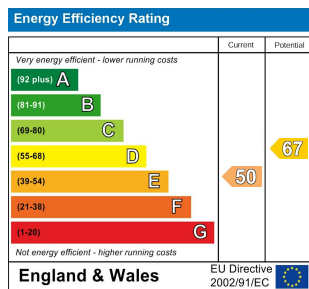
A fantastic family home with true quality feel throughout and we strongly advise a full inspection at your earliest convenience.

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE VESTIBULE

Solid wood front entrance door with sunlight above leading into the entrance vestibule. Telephone intercom for the electric gates. Ceiling rose, ceiling cornice, picture rail and decorative tiled floor. Solid wood glazed door with matching side panels to the reception hall.

RECEPTION HALL

Ceiling cornice and karndeian flooring. Staircase to the first floor landing with under stairs storage cupboard. Doors to the lounge and dining room.

LOUNGE

16'0" x 13'0" plus bay [4.89 x 3.97 plus bay]

Enjoying a dual aspect with UPVC double glazed walk-in bay with sash window and a further UPVC double glazed sash window, ceiling rose, ceiling cornice, picture rail, karndeian flooring, two central heating radiators and a living flame gas fire on a granite hearth with cast iron interior and decorative marble surround.



DINING ROOM

16'0" x 12'11" plus bay [4.88 x 3.95 plus bay]

UPVC double glazed walk-in bay with sash window, ceiling rose, ceiling cornice, picture rail, karndeian flooring, two central heating radiators and a decorative fireplace with a stone hearth and wooden surround. Door to an inner hallway.



INNER HALLWAY

Inset spotlights to the ceiling and karndeian flooring. Doors to the kitchen and downstairs w.c.

KITCHEN

12'6" x 12'6" [3.83 x 3.82]

Quality hardwood fitted kitchen comprising a range of wall and base units with Quartz work surfaces and matching upstands. Tiled chimney breast recess housing a gas cooker point, space for a range-style cooker and extractor above. Ceramic butler-style sink, integrated washing machine, integrated Bosch dishwasher and space for a tall fridge/freezer. Kardeian flooring, central heating radiator, inset spotlights to the ceiling, ceiling cornice, UPVC double glazed sash window and solid wood rear entrance door with sunlight above.

DOWNSTAIRS W.C.

7'8" x 2'9" [2.35 x 0.85]

Modern white suite comprising w.c. with concealed cistern and wall mounted vanity wash basin. Contemporary central heating radiator, karndeian flooring, part tiled walls, inset spotlights to the ceiling and UPVC double glazed frosted sash window.

FIRST FLOOR LANDING

Half-landing with split access to the landing, providing suitable space for a study area. UPVC double glazed bay with sash windows enjoying far reaching rooftop views. Staircase to bedroom four on the second floor.

BEDROOM ONE

16'0" narrowing to 11'1" x 13'0" [4.89 narrowing to 3.40 x 3.97]

Enjoying a dual aspect with two UPVC double glazed sash windows. Central heating radiator and ceiling cornice. Door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

4'9" x 4'5" [1.46 x 1.35]

Three piece suite comprising corner shower enclosure with fixed waterfall head, low flush w.c. and pedestal wash basin. Cast iron central heating radiator, sensor lighting, ceiling cornice, picture rail, part tiled walls and karndeian flooring.

BEDROOM TWO

12'11" x 12'8" max [3.94 x 3.87 max]

Built-in cupboard housing the heating and hot water system. Ceiling cornice, UPVC double glazed sash window and central heating radiator.

BEDROOM THREE

12'8" x 9'8" [3.87 x 2.96]

Ceiling cornice, solid wood double glazed sash window and central heating radiator.

HOUSE BATHROOM/W.C.

7'11" x 5'9" max. including storage cupboard [2.43 x 1.77 max. including storage cupboard]

Under stairs storage cupboard with shaver socket point. Traditional three piece suite comprising panelled bath with fixed waterfall shower head, high flush w.c. and vanity wash basin with Quartz surface. Cast iron central heating radiator, part tiled walls, inset spotlights to the ceiling, ceiling cornice, two wall light points and UPVC double glazed frosted window.



BEDROOM FOUR

24'2" x 15'11" restricted head height in areas [7.38 x 4.86 restricted head height in areas]

Enjoying a split level with living area and raised bedroom area. Feature beamwork, two Velux double glazed windows, further UPVC double glazed sash window and two central heating radiators.



OUTSIDE

At the front of this charming family home is a well-maintained lawn bordered by mature shrubs and flowerbeds. The rear garden has been thoughtfully landscaped for low maintenance, featuring a paved patio, a decked area, and access to a detached double garage. The garden is fully enclosed. Please note, we have been informed that the neighbouring property holds a right of access across the rear garden.



COUNCIL TAX BAND

The council tax band for this property is D.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.