



3 Belgrave Terrace, Wakefield - WF1 3SD

£195,000 | £900 PCM Freehold

Holroyd Miller have pleasure in offering to let this imposing Victorian mid terrace house occupying an elevated position with views towards the city centre and conveniently located within walking distance of the amenities within Wakefield and access to Wakefield Westgate train station.



Entrance Reception Hallway

With double glazed entrance door.

Living Room

Having feature oak fire surround with electric fire, coving to the ceiling, double glazed bay window, central heating radiator.

Dining Room

With built in storage cupboard, double glazed window, central heating radiator.

Kitchen

Recently refitted with a range of shaker style wall and base units, contrasting worktop areas, stainless steel sink unit, built in oven and hob with extractor hood over, plumbing for automatic washing machine, central heating boiler, central heating radiator, double glazed window, rear entrance door.

Stairs lead to First Floor Landing

Bedroom to Front

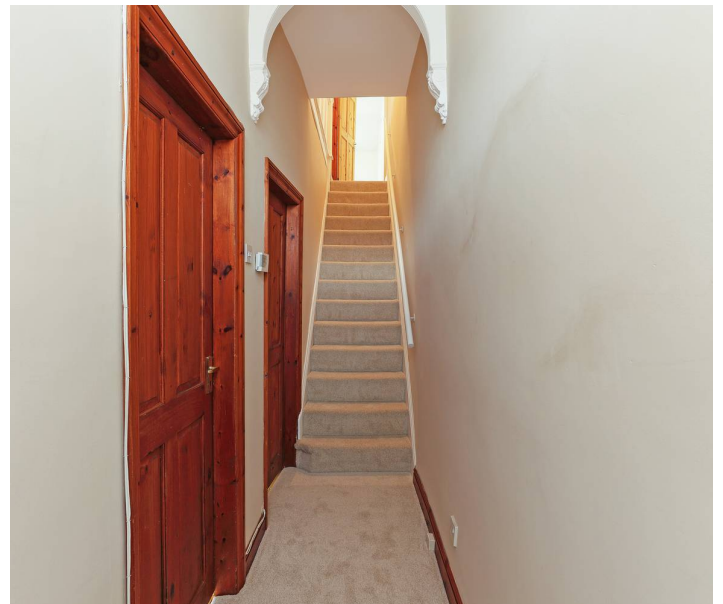
With double glazed window, views towards the city center, central heating radiator.

Bedroom to Rear

Double bedroom with double glazed window, central heating radiator.

House Bathroom

Newly Fitted bathroom suite furnished with modern white suite comprising pedestal wash basin, low flush w/c, paneled bath with shower over, fitted wet walling, double glazed window, central heating radiator.





Outside

Neat buffer garden area to the front, paved rear enclosed yard.

Disclaimer – Material Information

Council Tax Band A.EPC Rating C

Date Available: Immediately subject to references

Property Type: Mid Terrace. Holroyd Miller understand that the electric/ gas and water supply are mains supplied. Holroyd Miller understand that the water is on a meter.

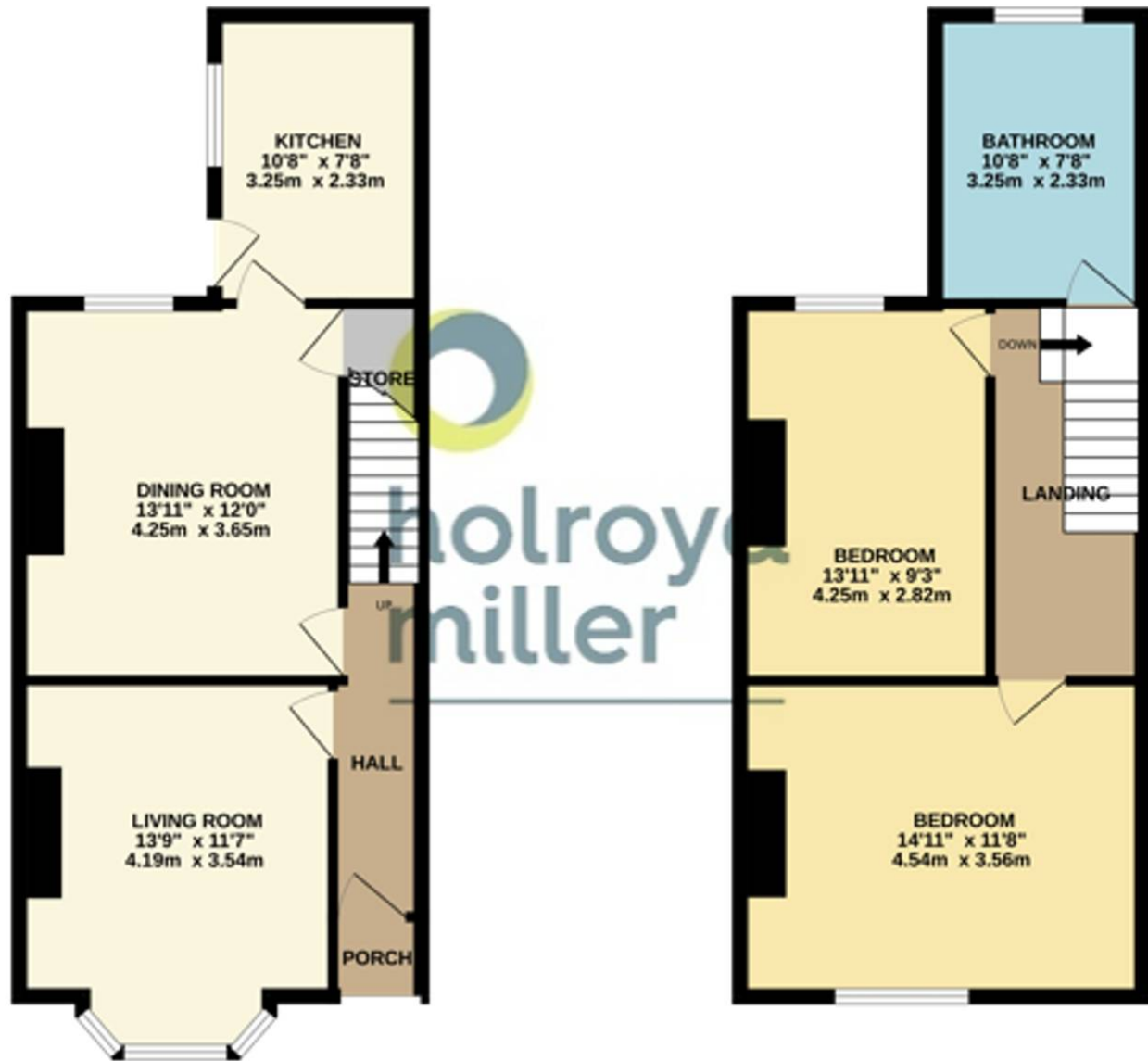
The Gas is pre-paid.

Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/> As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments Before the Tenancy Starts payable to Holroyd Miller 'The Agent' Holding Deposit: 1 Week's Rent equalling £207.00

During The Tenancy payable to the Agent/ landlord: Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement. Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred. Any other permitted payments, not included above, under the relevant legislation including contractual damages

GROUND FLOOR
492 sq ft. (45.0 sq m.) approx.

1ST FLOOR
450 sq ft. (41.8 sq m.) approx.



TOTAL FLOOR AREA : 943 sq ft. (86.8 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 misstatement. 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.
Made with Metropix 6/2025

Holroyd Miller is a member of RICS Client Money Protection Scheme, which is a client money protection scheme and is also a member of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct.