



Belgravia Road, Wakefield WF1 3JP



welcome to

Belgravia Road, Wakefield

A four-bedroom detached home bespoke built in approx. 1980 by a local architect. In the heart of St Johns. A fantastic unique family home!

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

7' 6" max x 5' 4" max (2.29m max x 1.63m max)

Kitchen

13' 10" max x 7' 7" max (4.22m max x 2.31m max)

Utility Room

7' 8" max x 9' 10" max (2.34m max x 3.00m max)

Rear Porch

5' 2" max x 5' 8" max (1.57m max x 1.73m max)

Dining Room

10' 7" max x 12' 4" max (3.23m max x 3.76m max)

Living Room

25' 11" max x 15' 4" max (7.90m max x 4.67m max)

Study Area

7' 9" max x 9' 10" max (2.36m max x 3.00m max)

Bedroom One

12' 10" max x 15' 10" max (3.91m max x 4.83m max)

Bedroom Two

10' 7" max x 11' 11" max (3.23m max x 3.63m max)

Bedroom Three

7' 9" max x 15' 9" max (2.36m max x 4.80m max)

Bedroom Four

11' 11" max x 12' 5" max (3.63m max x 3.78m max)





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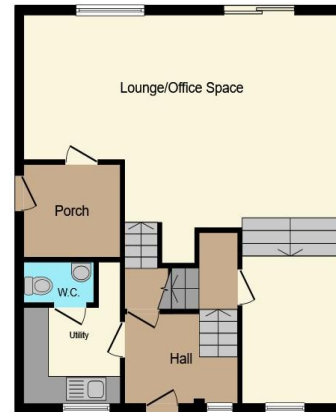
- Four-bedroom Unique Detached Home
- UPVC AND GCH
- Garage and Generous Driveway
- Utility Room
- Shower room

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£450,000



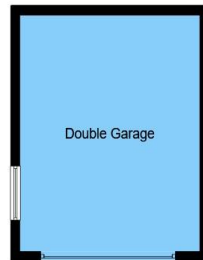
Ground Floor



First Floor



Second Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
WAK124869 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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