

... Your proactive estate agent



Belgrave Mount, Wakefield, WF1 3SB
Offers In The Region Of £350,000





Entrance Hall

2.26 x 0.86 (7'5" x 2'10")

Access to the hallway. Ideal for coats and shoes.

Inner Hallway

2.47 x 3.87 (8'1" x 12'8")

Access to the wet room, bedroom, garage, kitchen, living room diner and the sunroom. Carpeted throughout. Central heated radiator.

Kitchen

4.06 x 3.29 (13'4" x 10'10")

Range of high and low level kitchen units. Integrated appliances including an oven and electric hob with extractor hood over. Sink with double drainer and chrome taps over. Option to reconnect plumbing for dishwasher. Access to the downstairs WC. Wood effect flooring. Central heated radiator UPVC window to the front.



Side Entrance Porch

1.07 x 0.93 (3'6" x 3'1")

Access to the downstairs WC. UPVC side access door leading to the side of the property.

WC

0.89 x 1.13 (2'11" x 3'8")

WC with low level flush. UPVC frosted window to the side elevation.

Living Room Diner

4.09 x 7.25 (13'5" x 23'9")

Feature fireplace with hearth and surround. Carpeted throughout. Central heated radiator. UPVC window to the rear and side elevations.



Sunroom

2.38 x 3.03 (7'10" x 9'11")

Wood effect flooring. UPVC French door leading to the rear. UPVC window to the rear.



Wet Room

1.81 x 2.50 (5'11" x 8'2")

White suite comprising of WC with low level flush. Electric shower. Wash hand basin with chrome taps. Extractor fan.

Central heated radiator. UPVC frosted window to the rear elevation.



Bedroom One

3.45 x 4.51 (11'4" x 14'10")

Carpeted throughout. Central heated radiator. UPVC window to the rear.



Landing

2.46 x 1.38 (8'1" x 4'6")

Access to bedroom two and three. Central heated radiator. UPVC window to the front.

Bedroom Two

3.01 x 4.53 (9'11" x 14'10")

Built in wardrobes. Access to WC and loft crawl space. Carpeted throughout. Central heated radiator. UPVC window to the front and rear aspects.



External

Externally, the property is set behind gated access and benefits from a generous driveway providing ample off-road parking, leading to an integral garage. The front of the property offers a spacious forecourt with established boundary walls and railings, creating a welcoming approach.

To the rear, the bungalow enjoys a good-sized enclosed garden, mainly laid to lawn with paved patio areas ideal for outdoor seating and entertaining. The garden also features a range of mature planting, raised beds.



WC

0.56 x 0.99 (1'10" x 3'3")

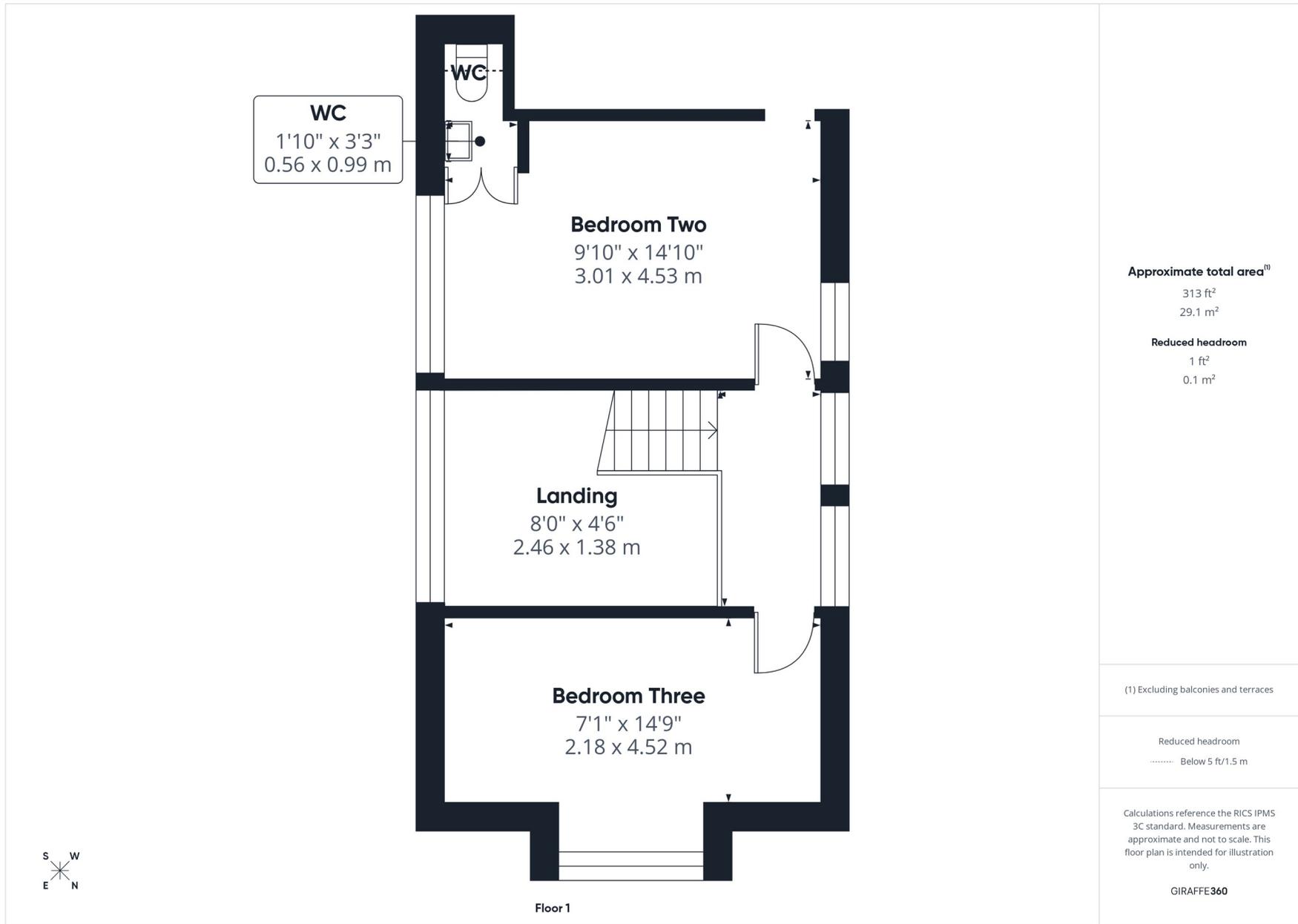
WC with low level flush. Wash hand basin with chrome mixer tap.



Bedroom Three

2.18 x 4.52 (7'2" x 14'10")

Carpeted throughout. Central heated radiator. UPVC window to the side elevation.



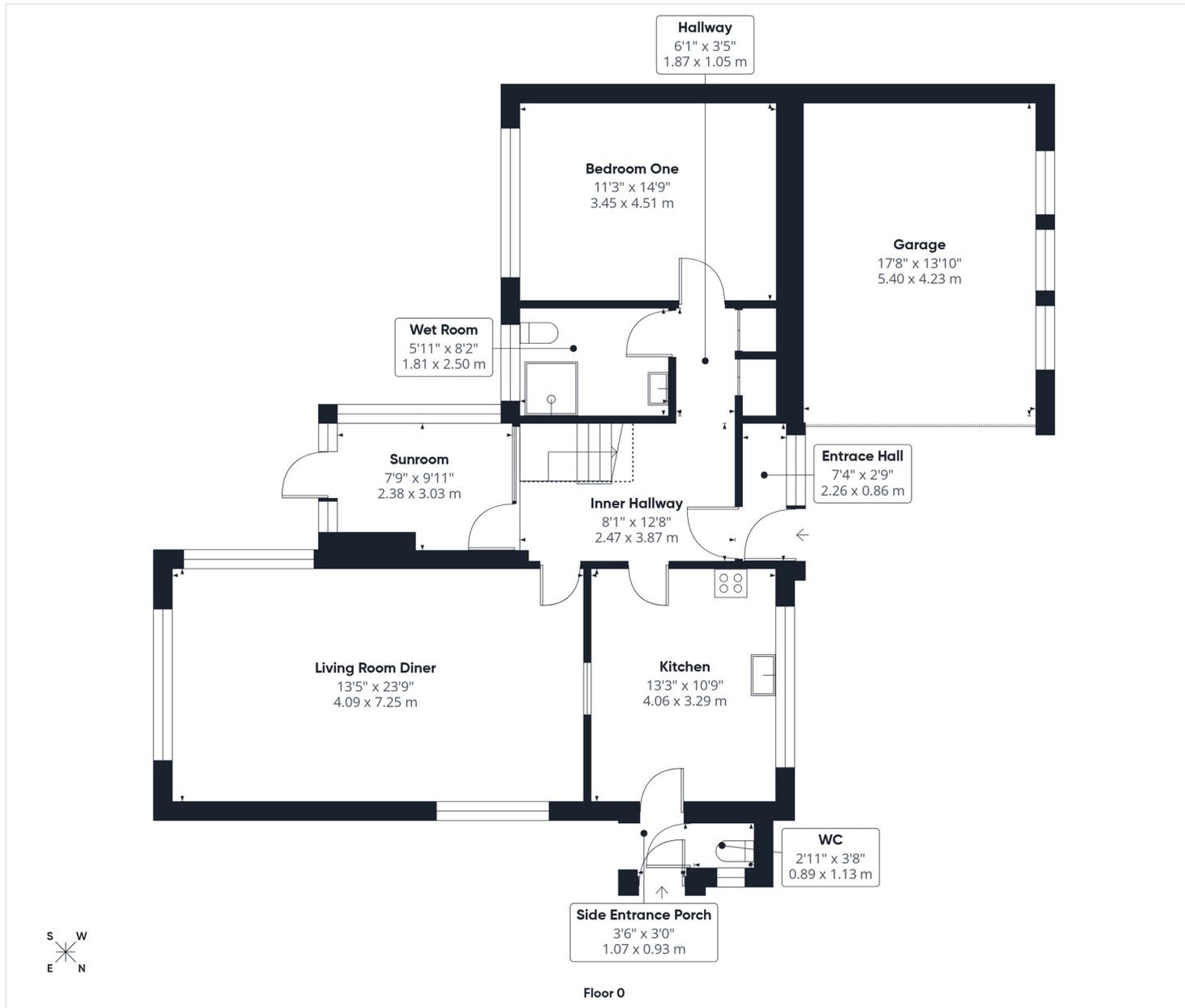
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Approximate total area⁽¹⁾
 1188 ft²
 110.5 m²

Reduced headroom
 21 ft²
 2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100 kWh/m ² Δ	45 kWh/m ² Δ	100 g/m ² Δ	45 g/m ² Δ
A	B	B	C
B	C	C	D
C	D	D	E
D	E	E	F
E	F	F	G
F	G	G	

England & Wales 2020/1/15

