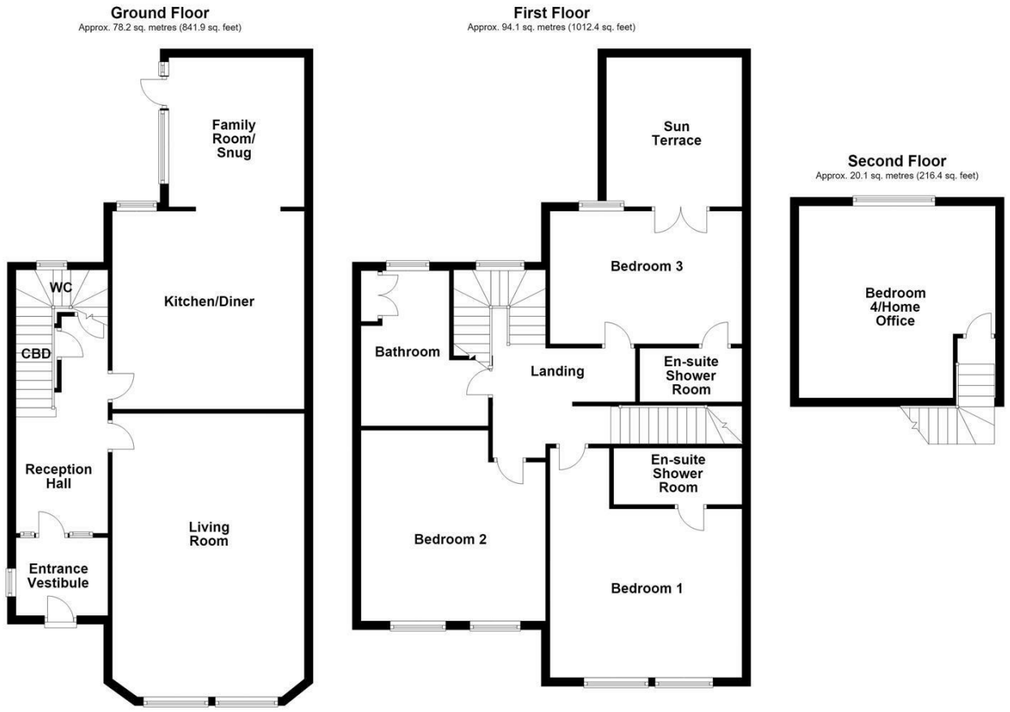


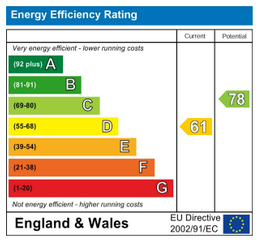
Total area: approx. 192.4 sq. metres (2070.7 sq. feet)

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.

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7 St. Johns North, Wakefield, WF1 3PZ

For Sale Freehold Offers In The Region Of £375,000

An internal inspection is essential to fully appreciate this superb, deceptively spacious brick built Edwardian period home, enviably set in the sought after St Johns area of Wakefield, within easy walking distance of the city centre which boasts an array of shops and amenities, as well Westgate train station for an easy commute to hubs such as London, Leeds, Sheffield and Edinburgh. The property is also conveniently situated for the highly regarded local schooling.

The accommodation is set over three floors and to the ground floor briefly comprises; spacious entrance vestibule leading to reception hallway with open staircase, cloakroom/w.c. Superb airy living room with high ceilings and feature fireplace. There is a new heritage style open plan kitchen/diner with travertine tiled flooring and range of integrated appliances, opening to family room/snug with door leading onto the rear patio area. To the first floor there is a house bathroom and three double bedrooms, two boasting en suite facilities and one of which offers French doors leading onto the private sun terrace. The second floor offers a further double bedroom four/home office with feature vaulted ceiling. There is also useful and spacious eaves storage area.

This truly stunning brick built home comes with an abundance of period charm combined with high quality modern living and plenty of space and light, an internal inspection is imperative.



ACCOMMODATION

ENTRANCE VESTIBULE
Solid wooden front entrance door leading to vestibule porch, which has fully tiled travertine floor, central heating radiator with radiator cover, timber double glazed sash window to the side aspect, timber double glazed door, ornate coving to the ceiling, five timber single glazed windows surround the door frame within porch.

RECEPTION HALL
18'5" x 6'10" (5.63m x 2.10m)
Ornate coving to the ceiling, fully tiled travertine floor, central heating radiator, staircase leading to first floor landing with doors to living room, kitchen/diner, downstairs w.c. and under stairs storage cupboard.

LIVING ROOM
14'6" x 12'1" (min) x 20'9" (4.43m x 3.69m (min) x 6.34m)
Wall mounted electric feature fireplace, two large timber single glazed sash windows overlooking front aspect with original timber framed surround. Two central heating radiators and ornate coving to the ceiling.



KITCHEN/DINER
14'6" x 14'11" (4.43m x 4.57m)
Newly fitted heritage range of wall and base units with solid wooden work surfaces over, tiled splash back above and down lights built into wall cupboards. Range cooker with five gas rings and a cooker with canopy above. 1.5 sink and drainer with chrome mixer tap and swan neck. Space for an American style fridge/freezer, integrated full size Indesit dishwasher and integrated washer/dryer. Fully tiled travertine floor, central heating radiator with radiator cover, ornate coving to the ceiling, inset spotlights to the ceiling and double glazed sash window overlooking the rear aspect. Opening providing access into the family room/snug.

FAMILY ROOM/SNUG
11'4" x 10'3" (3.47m x 3.13)
Fully tiled travertine floor, central heating radiator with radiator cover, coving to the ceiling, wall light, timber double glazed door and two timber double glazed windows to either side of the door providing access to a rear paved patio seated area.

DOWNSTAIRS W.C.
6'5" x 3'9" (max) x 2'9" (min) (1.97m x 1.15m (max) x 0.84m (min))
Low flush w.c., pedestal wash basin, mixer tap, tiled splash back, chrome ladder style radiator, timber double glazed sash window overlooking rear aspect, wall mounted extractor fan.

FIRST FLOOR LANDING
Double glazed sash window overlooking rear elevation, ornate coving to the ceiling, doors to the bedrooms, bathroom/w.c. and hand railing leading up to the second floor.

BEDROOM ONE
14'7" x 16'7" (max) x 12'8" (min) (4.45m x 5.08m (max) x 3.88m (min))
Two timber single glazed sash windows overlooking front elevation, coving to the ceiling, central heating radiator and a door providing access to en suite shower room/w.c.



EN SUITE SHOWER ROOM
9'8" x 4'3" (max) x 3'7" (min) (2.97m x 1.30m (max) x 1.10m (min))
Three piece suite with curved corner shower cubicle with double glass doors, mixer shower within and fully tilled walls within shower. Pedestal wash basin with tiled splash back and mixer tap. Low flush w.c., chrome ladder style radiator, ornate coving to the ceiling and extractor fan to the ceiling.

BEDROOM TWO
13'10" x 14'5" (max) x 11'11" (min) (4.23m x 4.41m (max) x 3.65m (min))
Two timber double glazed sash windows overlooking front elevation, ornate coving to the ceiling and central heating radiator.



BEDROOM THREE
10'7" x 14'7" (3.23m x 4.46m)
Timber double glazed sash window overlooking rear aspect, set of French doors with timber single glazed and light leading out onto decked sun terrace which has timber decking, built in lights built and cast iron railings. Ornate coving to the ceiling, central heating radiator and a door that provides access into the en suite shower room/w.c.

EN SUITE SHOWER ROOM
7'9" x 4'0" (2.37m x 1.24m)
Three piece suite with curved corner shower cubicle with double glass doors, mixer shower within and fully tilled walls within shower. Pedestal wash basin with tiled splash back and mixer tap. Low flush w.c., chrome ladder style radiator, ornate coving to the ceiling and extractor fan to the ceiling.

BATHROOM
12'11" x 9'8" (max) x 6'8" (min) (3.96m x 2.95m (max) x 2.04m (min))
Four piece suite with panelled bath, centralised chrome mixer tap, large shower cubicle with double glass sliding doors. Mixer shower with fully tilled walls within shower cubicle. Ceramic wash basin, high gloss vanity cupboards below with chrome waterfall mixer tap and tiled splash back. Low flush w.c., timber double glazed frosted sash window overlooking rear elevation, ornate coving to the ceiling, extractor fan to the ceiling and double doors with access into spacious boiler cupboard/storage room.



BEDROOM FOUR/OFFICE
14'10" x 14'6" (max) x 11'3" (min) (4.54m x 4.44m (max) x 3.45m (min))
Characterful, spacious double bedroom. Previously used as home office with additional power points. Timber double glazed sash window overlooking rear elevation and central heating radiator.

OUTSIDE
The property benefits from a spacious first floor sun decked terrace off the rear bedroom three, a small patio sitting area on the rear ground floor. There are two allocated parking spaces in front of the property with a paved pathway and spacious planted border which offers potential for a third parking space plus electric charging point.



PLEASE NOTE
Please note: There is a flying freehold beneath the front left bedroom, which provides access to the car park located behind the property.

COUNCIL TAX BAND
The council tax band for this property is A.

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.

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

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