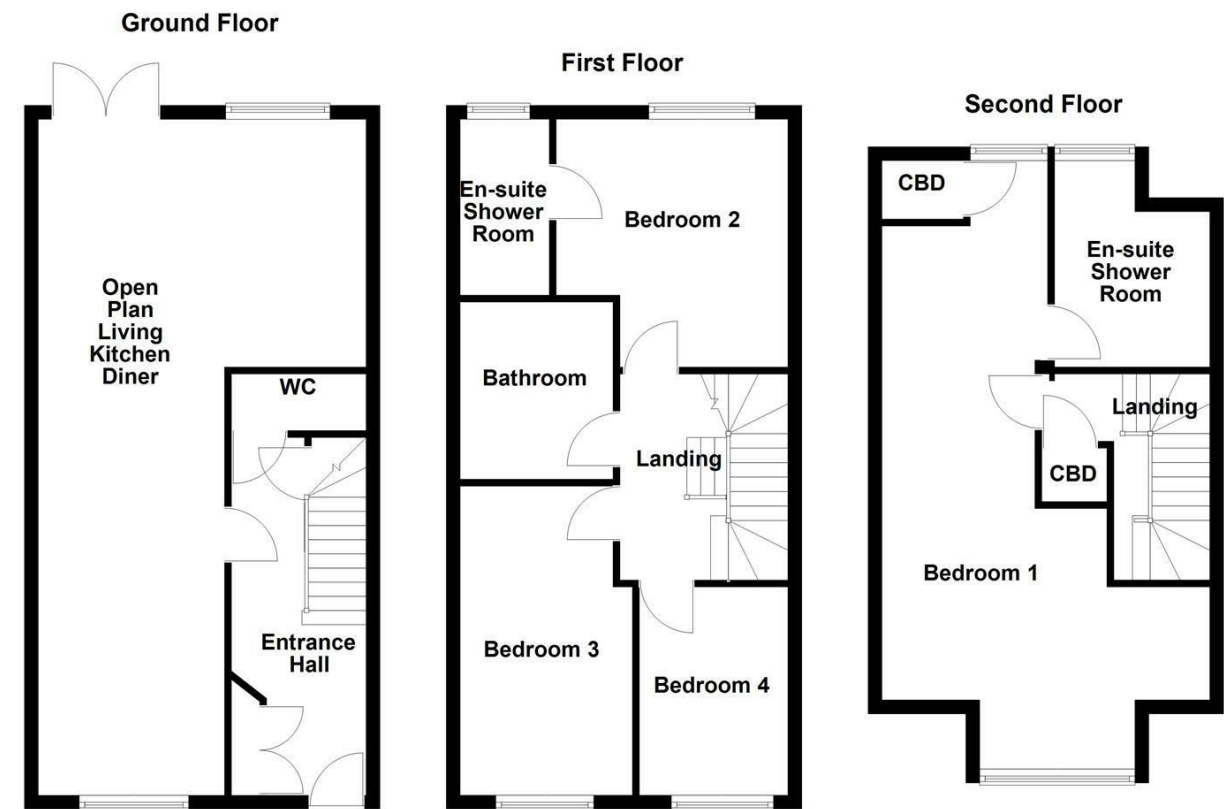




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## 6 St. Johns Place, Wakefield, WF1 3UJ

### For Sale Freehold Offers In The Region Of £325,000

Located in the desirable and tranquil area of St. John's Place, this impressive four-bedroom midtown house offers spacious and versatile living accommodation arranged over three floors.

The ground floor features a welcoming entrance hall with a built-in double cloakroom cupboard, under-stairs storage, and a convenient downstairs W.C.. To the rear, an open-plan living, dining, and kitchen area provides a modern and sociable space, ideal for family living and entertaining. The contemporary kitchen is fitted with integrated appliances, while the living area enjoys French doors opening onto the enclosed rear garden. On the first floor, there are three well-proportioned double bedrooms and a modern family bathroom with a stylish three-piece suite. Bedroom Two benefits from its own en suite shower room. The second floor is dedicated to the principal bedroom, which boasts generous proportions and a private en suite shower room, creating a peaceful retreat. Externally, the property enjoys attractive front and rear gardens. The front garden is enclosed by brick-built walls with cast iron railings and features a paved pathway and mature planting. The rear garden offers an L-shaped paved seating area, an outdoor water point, lighting, and access to a secure communal car park. The garage, equipped with power and a manual up-and-over door, provides off-road parking and is accessed via an electronic gate from St. John's North.

Ideally situated within walking distance of local amenities, highly regarded schools, and Wakefield Westgate train station, this property is perfectly positioned for commuters, with easy access to the M1 and M62 motorways.

This exceptional home offers modern living in a sought-after location and comes highly recommended for early viewing.

#### 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\*

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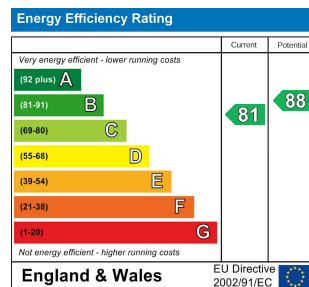
Pontefract & Castleford office 01977 798844

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

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## ACCOMMODATION

### ENTRANCE HALL

20'0" x 6'3" [6.10m x 1.93m]

A solid wooden front entrance door leads into the entrance hall. There's a timber double-glazed sunlight above the door. Staircase with handrail leading to the first-floor landing with two doors providing access to the downstairs W.C. and the open-plan kitchen, living, and diner. There's a central heating radiator and double doors to a built-in cloakroom cupboard, as well as a small cupboard door providing access to the under-stairs storage cupboard.

### DOWNSTAIRS W.C.

27' x 6'3" [0.81m x 1.92m]

Low flush W.C., central heating radiator, wall-hung wash basin with mixer tap, inset spotlights to the ceiling, and mechanical ventilation within.

### OPEN PLAN LIVING KITCHEN DINER

32'0" x 15'6" [max] x 8'10" [min] [9.77m x 4.73m [max] x 2.71m [min]]

There are two UPVC double-glazed sash windows — one to the front and one to the rear aspect — providing dual aspect within this room, as well as a set of UPVC double-glazed French doors to the rear garden. There's mechanical ventilation and five wall lights. A range of wall and base units with granite work surfaces and matching upstands, as well as a tiled floor. Integrated appliances include an inset oven and grill with an integrated Smeg microwave oven above, an integrated washer dryer, integrated fridge, separate integrated freezer, and slimline dishwasher. There's a four-ring gas hob with splashback and cooker hood over, plus inset spotlights to the ceiling.



## FIRST FLOOR LANDING

Four doors provide access to three bedrooms and the house bathroom, as well as a further staircase leading up to the second-floor landing.

### BEDROOM TWO

11'8" x 10'11" [max] x 8'0" [min] [3.56m x 3.33m [max] x 2.44m [min]]

UPVC double-glazed sash window overlooking the rear elevation, a central heating radiator, and a door providing access to the en suite shower room.



## EN SUITE SHOWER ROOM

4'1" x 8'3" [1.26m x 2.54m]

Frosted UPVC double glazed sash window to the rear, spotlights, chrome heated towel radiator, fully tiled. Fitted with a three piece suite comprising a wall-hung wash basin with mixer tap, low flush W.C. with concealed cistern, and enclosed shower cubicle with sliding door, mixer shower, and rain shower head.



## BEDROOM THREE

14'7" x 7'10" [max] x 7'1" [min] [4.46m x 2.41m [max] x 2.16m [min]]

UPVC double glazed sash window overlooking the front elevation, mechanical ventilation, three wall lights, and a central heating radiator.

## BEDROOM FOUR

9'8" x 7'1" [2.97m x 2.18m]

UPVC double glazed sash window overlooking the front elevation, central heating radiator, two wall lights, and mechanical ventilation.



## BATHROOM

7'1" x 8'2" [2.16m x 2.51m]

Part tiled walls, fully tiled floor, chrome heated towel radiator, spotlights, mechanical ventilation. Comprising a three piece suite with a panelled bath with mixer tap and wall-mounted shower attachment with glass shower screen, wall-hung wash basin with mixer tap, and low flush W.C.



## SECOND FLOOR LANDING

Velux-style window to the ceiling, loft access, and two doors providing access into a storage cupboard and bedroom one.

## BEDROOM ONE

28'10" x 15'5" [max] x 7'3" [min] [8.81m x 4.70m [max] x 2.22m [min]]

Two UPVC sash windows to the front elevation and one to the rear, offering dual aspect. Two

contemporary white radiators, mechanical ventilation, and door providing access to the en suite shower room.



## EN SUITE SHOWER ROOM

7'2" x 8'10" [2.19m x 2.71m]

Frosted UPVC double glazed sash window to the rear, spotlights, chrome heated towel rail, part tiled walls, mechanical ventilation, door into a storage cupboard. Comprising a three piece suite with low flush W.C., wash basin set into a glass work surface with wall mounted storage below and mixer tap above, and enclosed shower cubicle with glass sliding doors, mixer shower, and rain shower head.

## OUTSIDE

A cast iron gate provides access from the roadside up a paved pathway bordered by a pleasant lawned garden with a mature tree. Cast iron railings surround the garden, making it fully enclosed. Wall-mounted light beside the front door. To the side, there's a communal car park and an allocated garage with manual up-and-over door and power within. A cast iron gate provides access to the enclosed rear garden with a paved pathway and lawned garden bordered by brick walls and cast iron railings on top. The courtyard includes period-style Victorian lighting, a water point connection, and an outside light to the rear of the house.



## 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.

## 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.