



# 7 St. Johns North,

St Johns, Wakefield, WF1 3PZ

For Sale

£399,950

Holroyd Miller have pleasure in offering for sale this stunning Edwardian period town house occupying a sought after and convenient position in St. Johns, close to the city centre and on this most popular picturesque street. Only an internal inspection can fully reveal the extent of the well proportioned and presented accommodation, bursting with period features and offered with immediate vacant possession. Briefly comprising; entrance vestibule leading to grand reception hallway with open staircase, cloakroom/w.c, stunning living room with feature high ceilings, feature fire place. Open plan kitchen/diner with travertine flooring, kitchen with a comprehensive range of integrated appliances, opening to family room with door leading onto the patio area, stairs lead to a spacious first floor landing, with three double bedrooms, two with en-suite, guest bedroom with French doors leading to the sun deck area. Stunning family house bathroom, to the second floor, bedroom four with feature vaulted ceiling, off the half landing, useful eaves storage area. Outside, easy to maintain gardens with Two allocated parking spaces to the front, a truly unique period home within walking distance of excellent local schools, local amenities, including Westgate train station for those wishing to travel to either London or Edinburgh, Leeds or Sheffield via the M1/M62 motorway network. A truly enviable home.

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### ENTRANCE VESTIBULE

With double glazed window, access through to...

### ENTRANCE RECEPTION HALLWAY

With open stair case, under stairs storage cupboard, central heating radiator.

### CLOAKROOM

Having low flush w/c, pedestal wash basin, tiling, double glazed sash window, chrome heated towel rail.

### LOUNGE

14' 5" x 21' 1" (4.41m x 6.44m)

Having stunning high ceilings and cornicing, feature fire surround with electric fire, two wall light points, two double glazed sash windows, two central heating radiators.

### KITCHEN/DINER

14' 11" x 14' 6" (4.55m x 4.42m)

Superbly appointed with a matching range of cream fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, integrated dishwasher, washer/dryer, fridge and freezer, travertine tiled floor, central heating radiator, opening to...

### FAMILY ROOM

11' 4" x 10' 3" (3.47m x 3.13m)

With full height double glazed sash window and double glazed door, travertine tiled floor, central heating radiator, door leading onto patio area.

### STAIRS LEAD TO....

### SPLIT LEVEL FIRST FLOOR LANDING

### HOUSE BATHROOM

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, panelled bath, large shower cubicle, storage cupboard containing central heating boiler, double glazed sash window, chrome heated towel rail.

### MASTER BEDROOM

12' 8" x 14' 7" (3.88m x 4.45m)

With double glazed sash window, central heating radiator.  
With En-Suite...

### EN SUITE SHOWER ROOM

Having pedestal wash basin, low flush w/c, shower cubicle and tiling.

### BEDROOM TO FRONT

13' 10" x 14' 5" (4.23m x 4.41m)

With two double glazed sash windows, central heating radiator.

### BEDROOM TO REAR

10' 7" x 14' 7" (3.23m x 4.46m)

With double glazed sash window and French doors leading through to sun deck area, central heating radiator.

### EN SUITE SHOWER ROOM

Having white suite comprising pedestal wash basin, low flush w/c, corner shower cubicle, tiling, chrome heated towel rail.

### STAIRS LEAD TO...

### SECOND FLOOR

With access to loft area, ideal for storage.

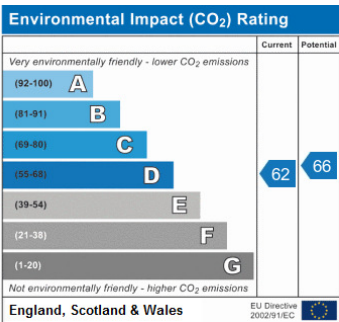
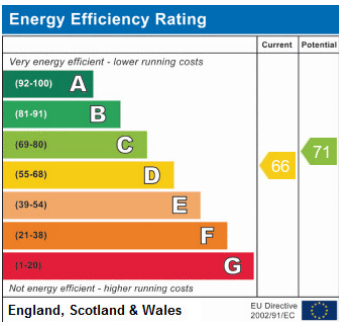
### BEDROOM FOUR

14' 6" x 14' 10" (4.44m x 4.54m)

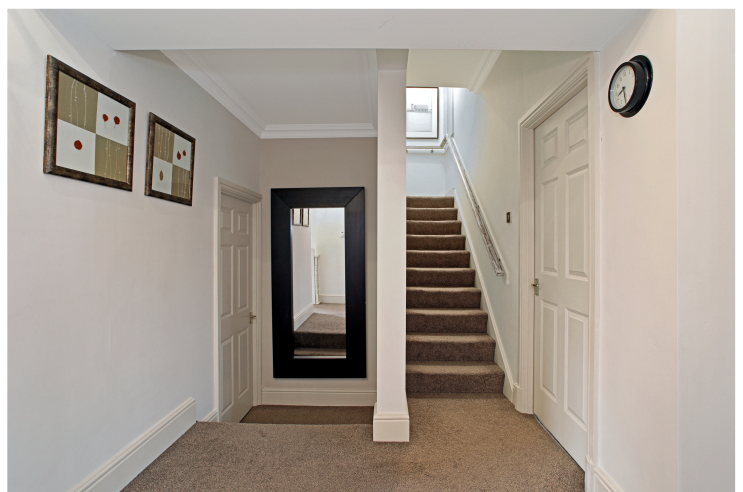
A good sized fourth bedroom with double glazed sash window, central heating radiator.

### OUTSIDE

To the front, allocated parking for two cars, as mentioned there are enclosed patio and sun deck areas for ease of maintenance. A stunning family home located within walking distance of the city centre.



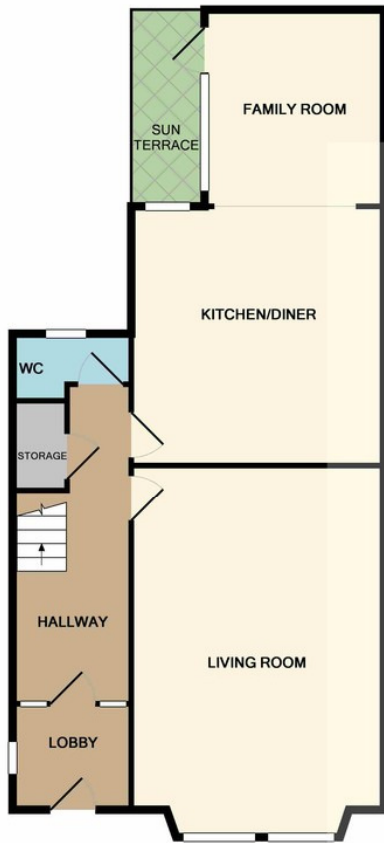




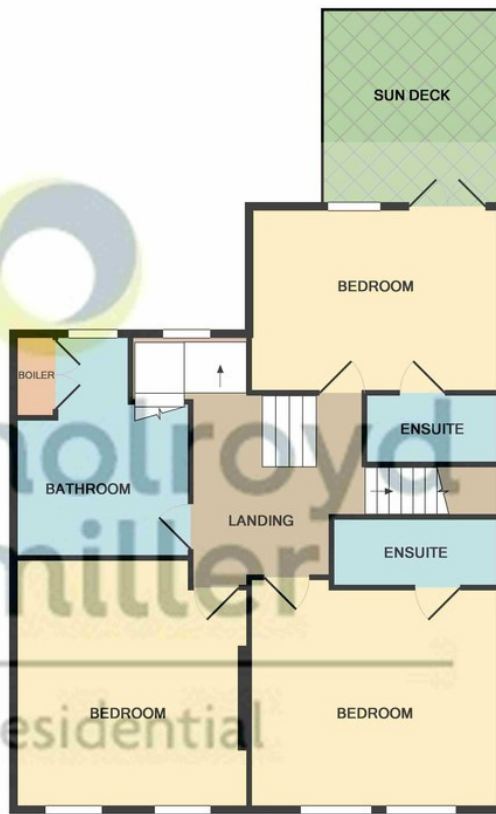




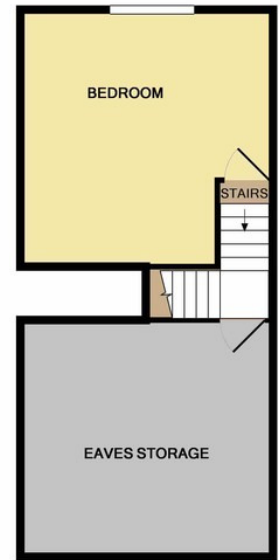




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.  
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