



5 Blenheim Road, Wakefield - WF1 3JZ

£650,000 Freehold

Holroyd Miller have pleasure in offering for sale this superbly presented mature detached bungalow occupying a generous corner position in this popular and convenient location of St. Johns within walking distance of the city centre, Wakefield Westgate Train Station and easy access to the motorway network, excellent local schools and offering flexible living accommodation ideal for the young family or even for those looking to downsize. Offering a move with a minimum of fuss, recently installed kitchen and bathrooms and first floor living space. To the outside, the property occupies a generous corner plot, gated access gives secured parking and leading to good size garage, neat Indian stone paved patio areas, Greenhouse, feature lawn gardens and pond all being enclosed, provides a truly enviable home in this convenient location. Offered with No Chain.

Outer Entrance Porch

With tiled floor gives access to...

Reception Hallway

With composite double glazed entrance door and window, light oak herringbone LVT flooring, feature open staircase with understairs storage, downlighting to the ceiling, two feature radiators.

Living Room

With feature media wall, two large double glazed windows make this a light and airy room with downlighting to the ceiling, two feature radiators, oak mantle with brick inset and slate hearth with log burner, an excellent entertaining space.

Breakfast Kitchen

Recently refitted with a range of high gloss fronted wall and base units, contrasting worktop areas with feature centre island with oak breakfast bar, integrated appliances include oven and hob with extractor hood over, dishwasher, fridge and freezer, two feature radiators, downlighting to the ceiling, oak laminate wood flooring, stainless steel sink unit with one and half bowl and mixer tap unit.

Adjacent Utility Room

With fitted worktop, high gloss wall units, plumbing for automatic washing machine and space for dryer.

Sunroom

Double doors from the kitchen lead to sunroom, having dual aspect double glazed windows making the most of the views over the garden, laminate oak flooring, central heating radiator.

Rear Entrance Porch

Being double glazed and gives access to...

Large Storage Room

Containing central heating boiler.

Master Bedroom to Side

Recently re-decorated and carpeted with two wall light points, double glazed window, central heating radiator.

Adjacent Dressing Room

With fitted shelving and hanging space.

Ensuite Shower Room

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, walk-in shower with Raindance shower head, tiling, heated towel rail, double glazed window.

Bedroom to Front

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

House Bathroom

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, panelled bath with shower attachment, tiling to the walls, LVT flooring, vanity mirror, double glazed window, heated towel rail.

Stairs lead to First Floor Landing

With access to large Loft space providing further potential is so required subject to any necessary planning consent.

Bedroom to Side

With double glazed Velux roof light, downlighting to the ceiling, central heating radiator.

Bedroom Four/Home Office

With double glazed Velux roof light, central heating radiator.

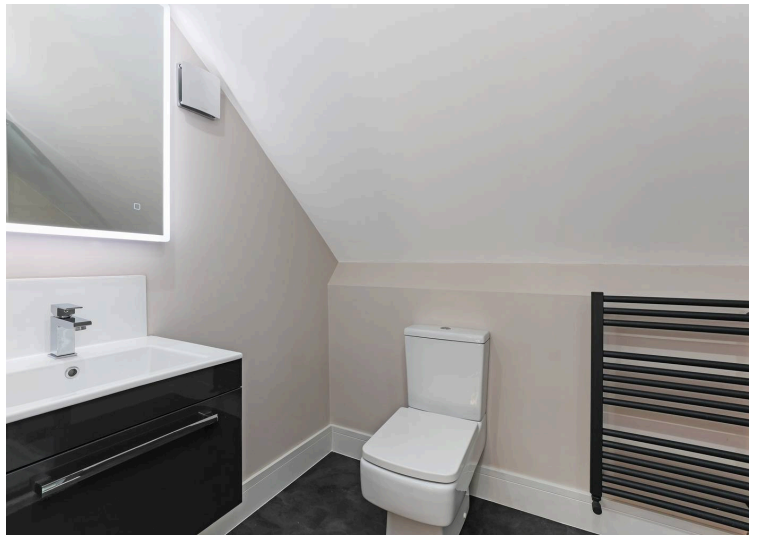
Combined Shower Room

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, shower cubicle and tiling, heated towel rail.

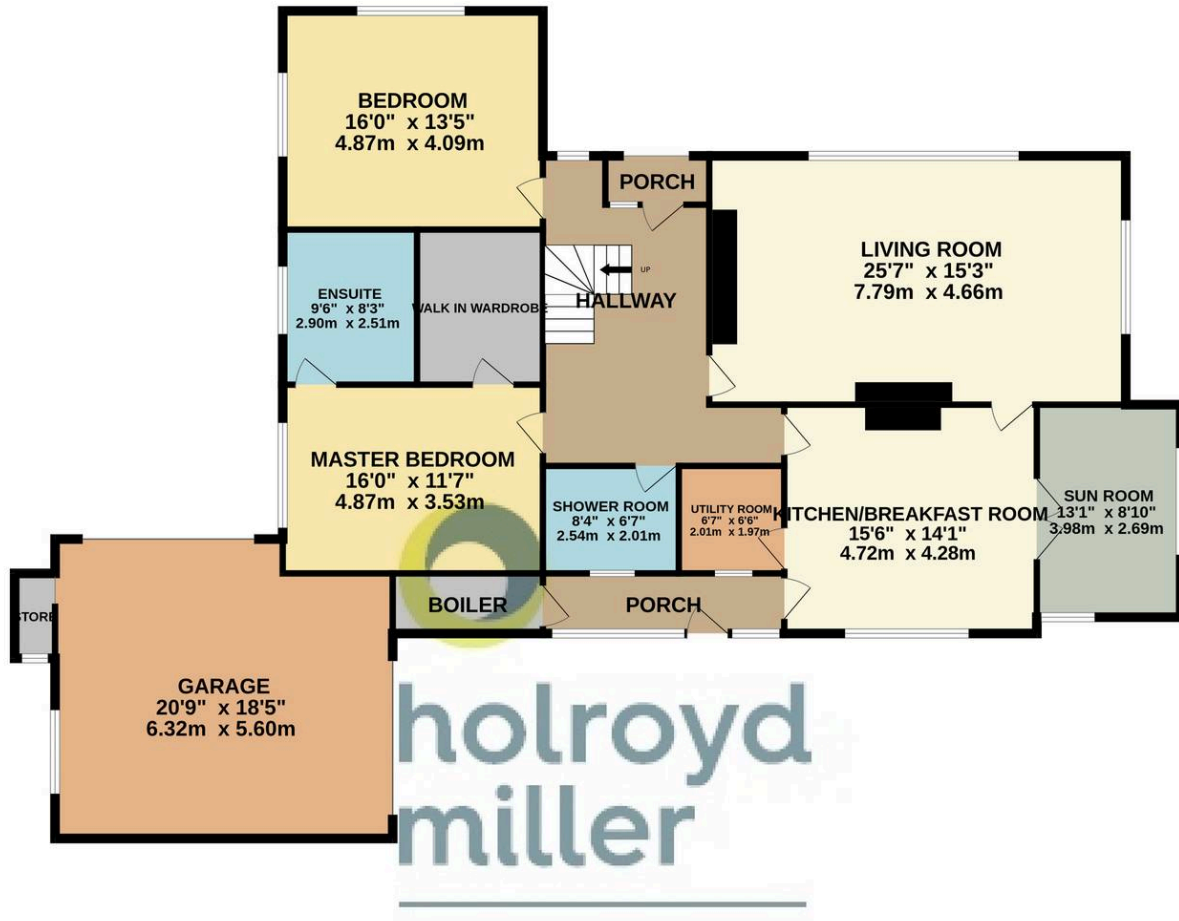
Outside

The property occupies a generous corner position between Blenheim Road and Belmont Street, from Belmont Street there is automated gates with concrete printed driveway providing off street secured parking and leading to attached generous garage with automated doors to the front and to the rear for pedestrian access, to the side, generous lawn garden retaining a high degree of privacy with mature shrubs, fig tree, Indian stone patio areas with raised flower beds, feature pond, further raised paved pathways in Indian stone with secure access and pathway to the side.

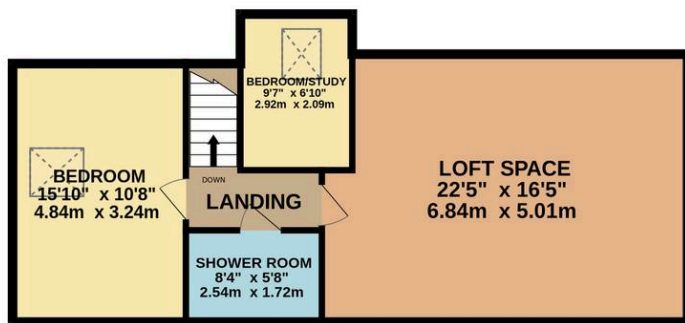




GROUND FLOOR
2026 sq.ft. (188.2 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 2716 sq.ft. (252.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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