

Flat 3 Kensington Court
Kensington Road
Wakefield
WF1 3JX



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A Unique and Characterful Apartment in the Heart of Wakefield

Located within a stunning Edwardian property, this exceptional three-bedroom apartment offers a rare blend of historic charm and modern refinement. Arranged over two floors, it has the feel of a traditional home rather than an apartment, making it an ideal choice for those seeking spacious and characterful living in the sought after area of St Johns.

The property benefits from its own private entrance, leading into a welcoming hallway that sets the tone for the elegant accommodation within. The well-appointed kitchen has been thoughtfully designed to complement the character of the building, while the lounge boasts a striking feature fireplace with a wood-burning stove, creating a warm and inviting atmosphere. This leads seamlessly into the dining area, ideal for entertaining or enjoying family meals.

Upstairs, the first floor hosts three well-proportioned bedrooms, including a superb master suite with a spacious en suite bathroom. A modern shower room serves the remaining bedrooms, ensuring both style and convenience.

A particularly valuable addition is the good-sized cellar, offering substantial storage space rarely found in properties of this type. Externally, residents can enjoy the beautifully maintained communal gardens and a private gravelled area for outdoor dining. The property also benefits from allocated an off road parking space to the rear and plenty of permit parking to the front.

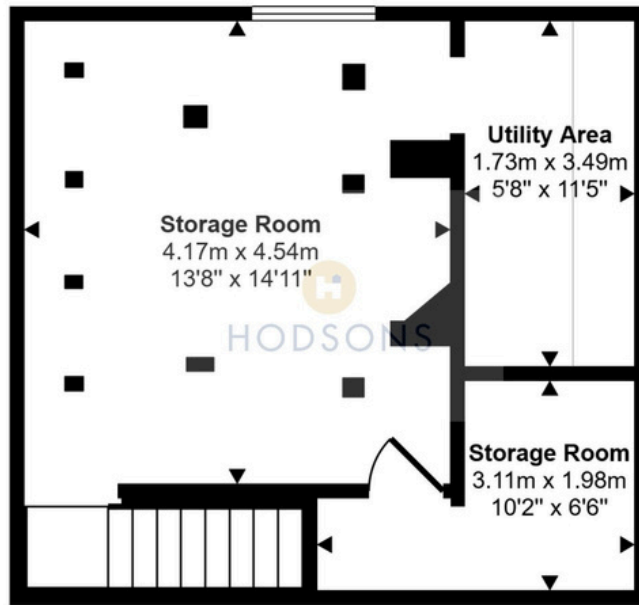
The popular area of St Johns is situated in the heart of Wakefield, this remarkable home is perfectly located for easy access to local amenities, transport links, and the city's vibrant cultural and dining scene. A truly unique opportunity to acquire a home of distinction – early viewing is highly recommended.



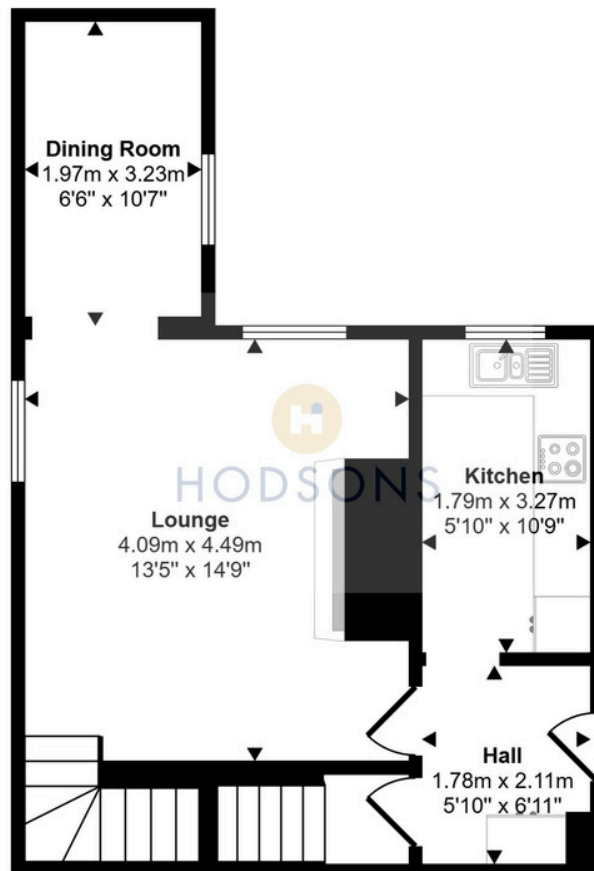






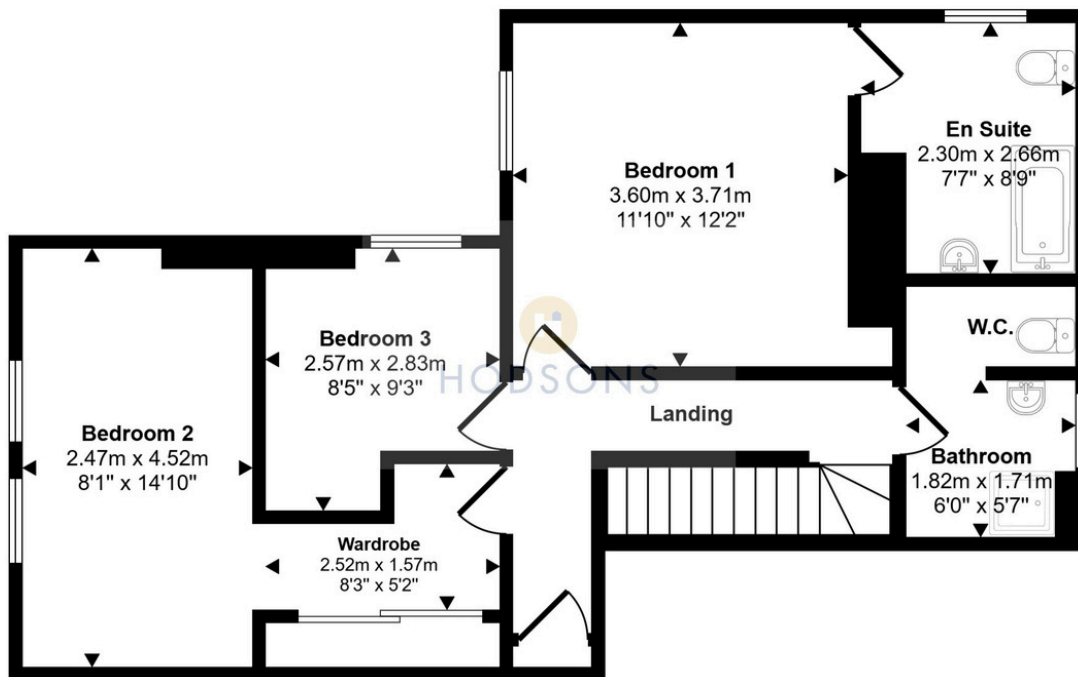


Basement



Ground Floor

Approx 41 sq m / 436 sq ft



First Floor

Approx 59 sq m / 631 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate

Viewings - Strictly by appointment only

Tenure - This property is Leasehold with share of the Freehold. 999 years from 1990. Service charge £1200 pa Paid monthly at £100p/m. No ground rent

Services - Connected to Mains water, electricity, drainage and gas.

Council Tax - Wakefield Council Band C

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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