

Wentworth House
2 Wentworth Street
St Johns
Wakefield
WF1 2RX



HODSONS

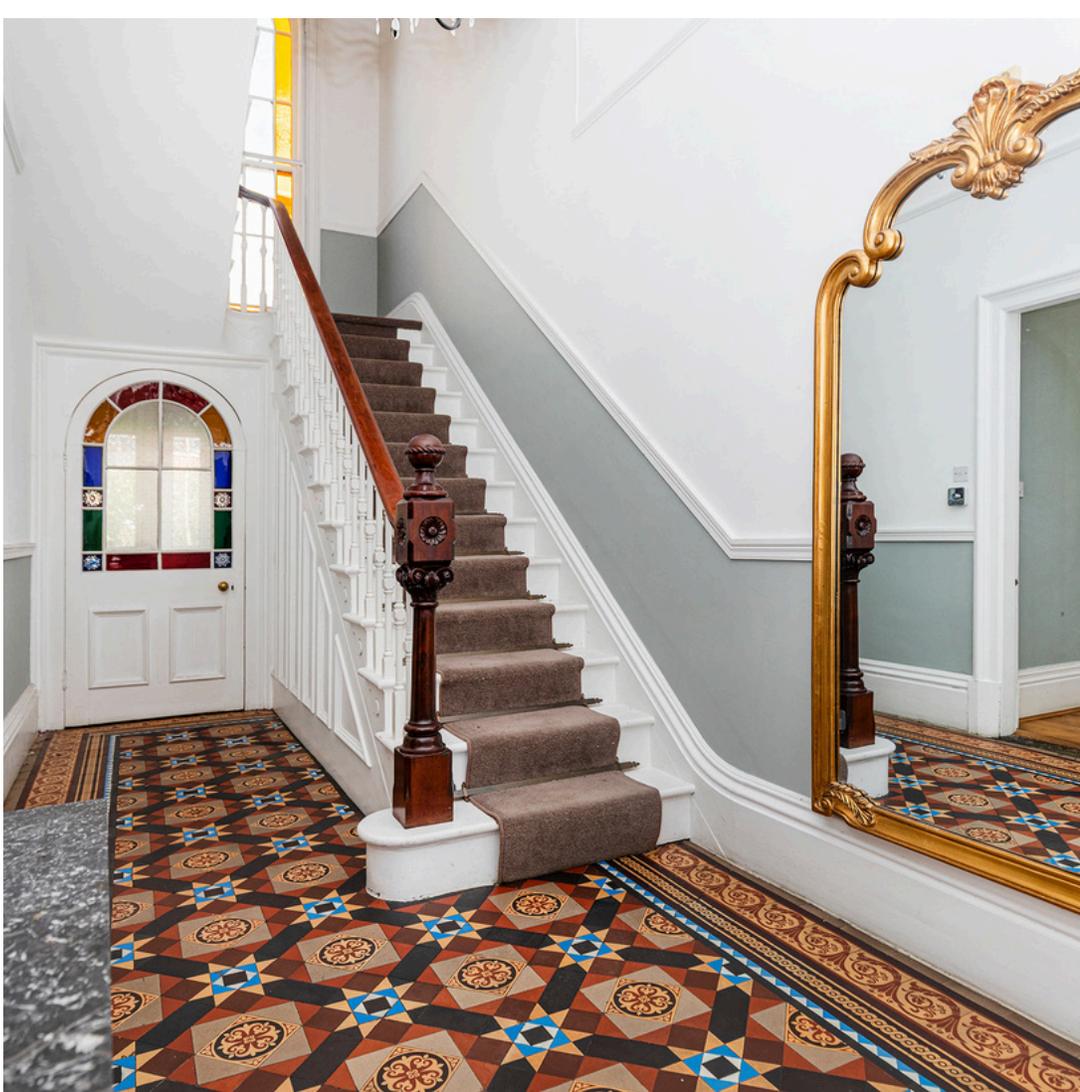


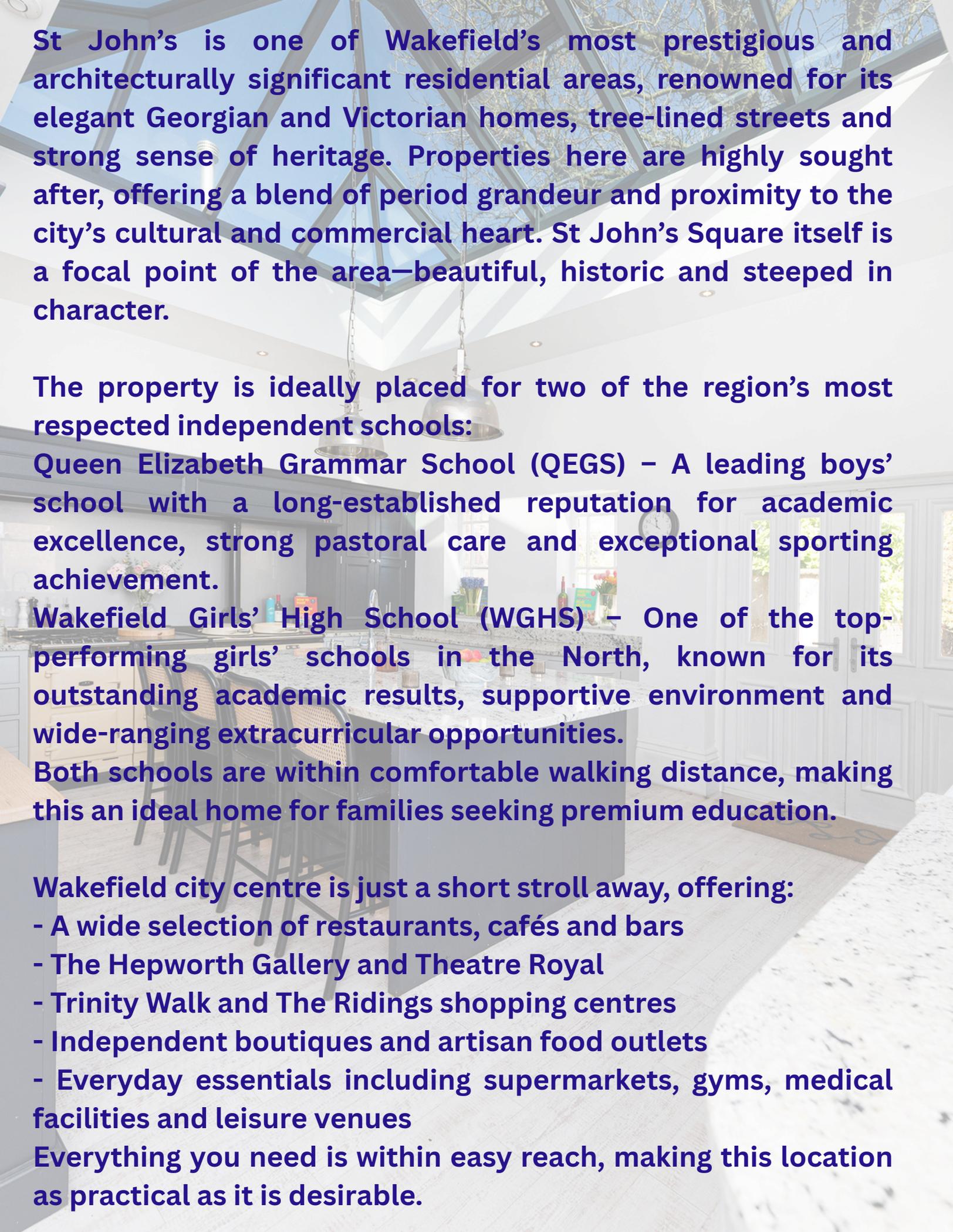
This outstanding Georgian home occupies a commanding position opposite the picturesque St John's Square—one of Wakefield's most admired and architecturally rich settings. Double-fronted and full of presence, the property showcases a wealth of period features including moulded ceiling cornicing, deep skirting boards, sash-style windows and a beautifully crafted return staircase, all sympathetically enhanced by high-quality modern additions.

A welcoming reception hall sets the tone, featuring striking tiled flooring and the impressive staircase rising to the upper floors. The ground floor offers an abundance of living space with a formal lounge, sitting room, dining room and a charming breakfast room. The showpiece of the home is the superb kitchen—fitted with an extensive range of units a matching island and a magnificent roof lantern that floods the room with natural light. A generous utility room and ground-floor w.c. complete the level.

The first floor hosts three well-proportioned double bedrooms and a luxurious family bathroom featuring a freestanding roll-top bath, his-and-hers wash basins and a separate shower cubicle. A useful box room, fitted with wardrobes, provides an ideal home office or dressing room. The second floor offers a further guest bedroom with its own private bathroom, styled in keeping with the property's period character.

Externally, the home enjoys established gardens to the front and side, offering colour, privacy and charm. To the rear, electric double gates provide secure access to off-road parking, a lawned garden and a detached single garage.





St John's is one of Wakefield's most prestigious and architecturally significant residential areas, renowned for its elegant Georgian and Victorian homes, tree-lined streets and strong sense of heritage. Properties here are highly sought after, offering a blend of period grandeur and proximity to the city's cultural and commercial heart. St John's Square itself is a focal point of the area—beautiful, historic and steeped in character.

The property is ideally placed for two of the region's most respected independent schools:

Queen Elizabeth Grammar School (QEGS) – A leading boys' school with a long-established reputation for academic excellence, strong pastoral care and exceptional sporting achievement.

Wakefield Girls' High School (WGHS) – One of the top-performing girls' schools in the North, known for its outstanding academic results, supportive environment and wide-ranging extracurricular opportunities.

Both schools are within comfortable walking distance, making this an ideal home for families seeking premium education.

Wakefield city centre is just a short stroll away, offering:

- A wide selection of restaurants, cafés and bars**
- The Hepworth Gallery and Theatre Royal**
- Trinity Walk and The Ridings shopping centres**
- Independent boutiques and artisan food outlets**
- Everyday essentials including supermarkets, gyms, medical facilities and leisure venues**

Everything you need is within easy reach, making this location as practical as it is desirable.



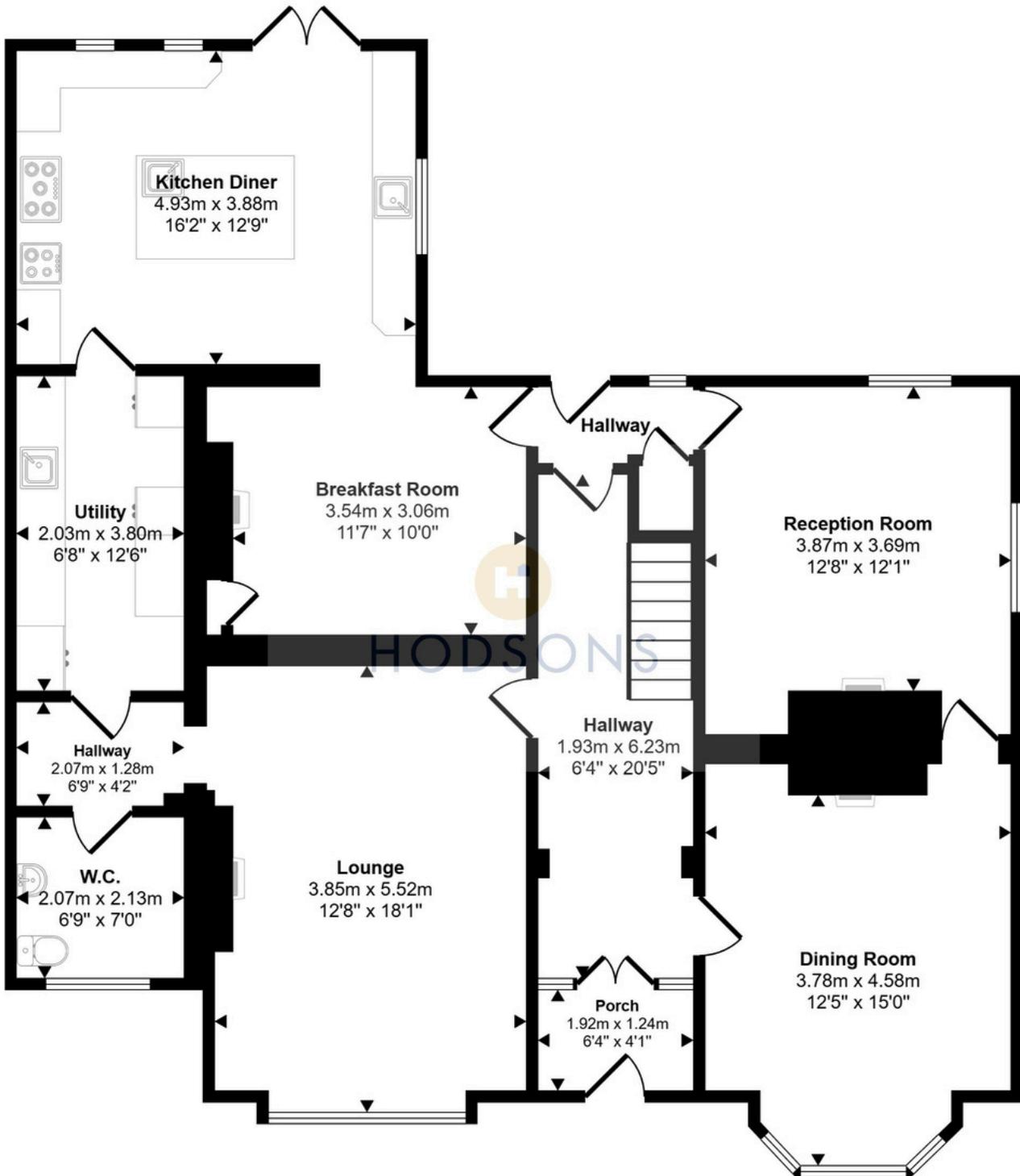




This property is exceptionally well connected:

- Wakefield Westgate Train Station is only a short walk away, providing high-speed rail services to Leeds, York, Newcastle and London King's Cross—ideal for professionals and regular commuters.
- M1 and M62 motorways are easily accessible, offering fast road links across Yorkshire and beyond.

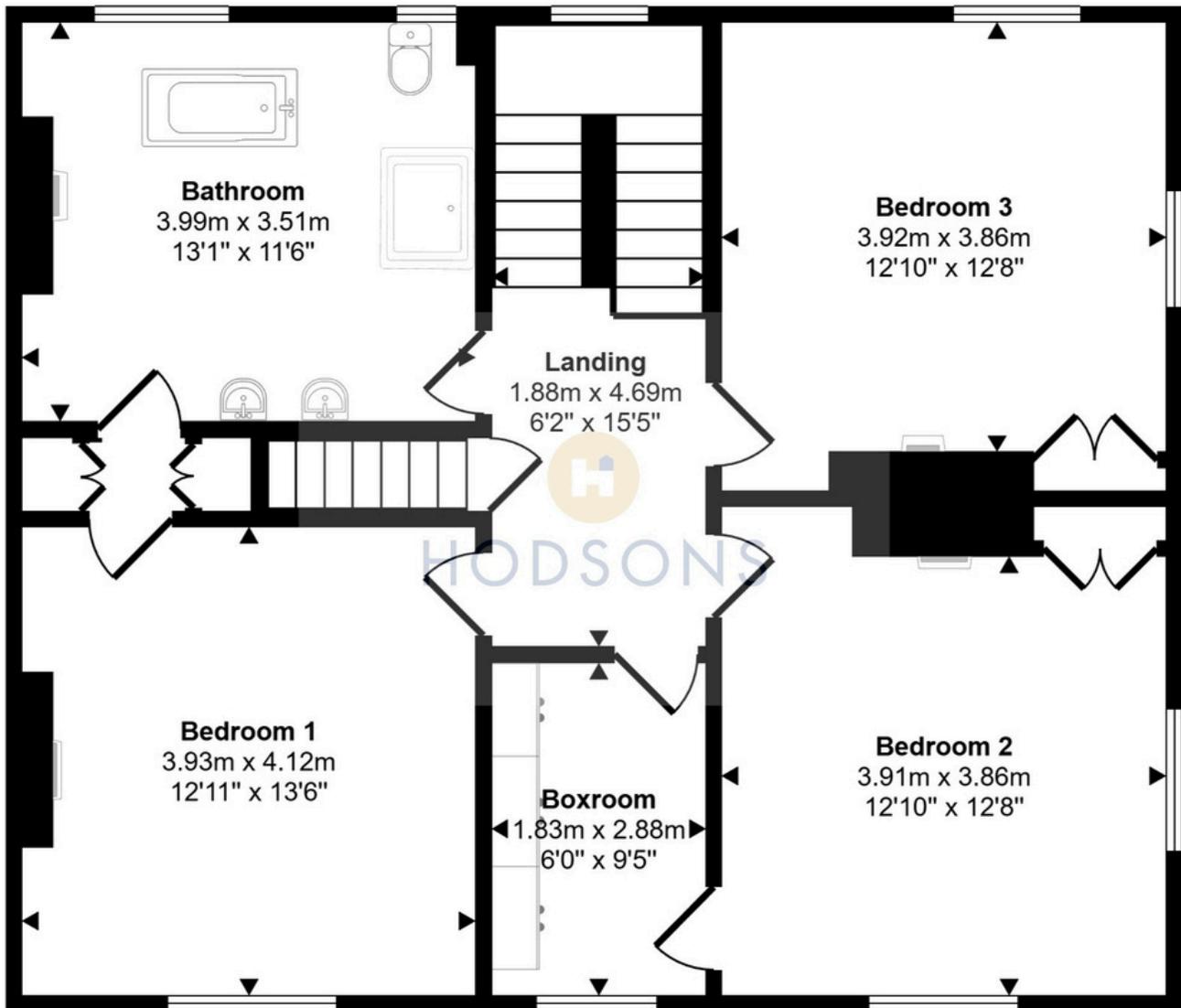
Whether travelling for work or leisure, this location ensures seamless connectivity.



Ground Floor
Approx 127 sq m / 1368 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Approx 86 sq m / 931 sq ft

 Denotes head height below 1.5m

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Second Floor

Approx 22 sq m / 240 sq ft

 Denotes head height below 1.5m

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

Council Tax - Wakefield Council Band G

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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