



8 Hoult Court

, Wakefield, WF1 2ZJ

Offers in excess of £400,000

AN IMPRESSIVE 'STRATA' BUILT EXECUTIVE STYLE DETACHED FAMILY HOME WHICH IS LOCATED IN A CENTRAL POSITION WITHIN WAKEFIELD, SITUATED ON ARGUABLY THE MOST ENVIABLE PLOT WITHIN THE DEVELOPMENT INCLUDING A DETACHED GARAGE.

THIS WELL-MAINTAINED FAMILY HOME IS PROMINENTLY POSITIONED WITHIN THIS MODERN CENTRALLY LOCATED 'WF1' DEVELOPMENT WHICH IS IDEALLY POSITIONED FOR COMMUTING DUE TO THE CLOSE PROXIMITY TO WAKEFIELD CENTRE, & ACCESS TO MAJOR ROAD LINKS INCLUDING THE M62 & M1 AMONGST OTHERS.

AN ABUNDANCE OF RETAIL OUTLETS, EATERIES & AMENITIES ARE WITHIN A STONES THROW AS ARE NUMEROUS 'GOOD' & 'OUTSTANDING' OFSTED RATED SCHOOLS INCLUDING THE OUTWOOD GRANGE ACADEMY.

THE PROPERTIES ACCOMMODATION IN BRIEF COMPRISES AN ENTRANCE HALL, DOWNSTAIRS CLOAKROOM, SPACIOUS LOUNGE, AN OPEN PLAN 'L-SHAPED' KITCHEN / DINING ROOM / PLAY ROOM, & AN ADDITIONAL UTILITY ROOM. TO THE FIRST FLOOR ARE FOUR BEDROOMS, A MASTER ENSUITE, & A FAMILY BATHROOM. THE PROPERTY HAS A GENEROUS PLOT WITH GARAGE, DRIVEWAY & LAWNED GARDEN.

- 'STRATA' IMPRESSIVE AND HIGHLY POPULAR 'COPENHAGEN' PROPERTY DESIGN
- AN ARRAY OF UPGRADES (PLEASE SEE THE UPGRADES SECTION IN THE PROPERTY WRITE UP)
- SPACIOUS ROOM SIZES THROUGHOUT IDEAL FOR FAMILY OCCUPATION
- A MODERN STYLE OF PRESENTATION AND FIXTURES AND FITTINGS THROUGHOUT - READY TO BE MOVED STRAIGHT INTO
- APPROXIMATELY 5 YEARS REMAINING ON THE 'NHBC' WARRANTY
- GARDENS FRONT AND REAR
- CLOSE TO GOOD LOCAL SCHOOLS
- PARKING INC A DETACHED GARAGE
- MUST BE VIEWED TO BE FULLY APPRECIATED

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



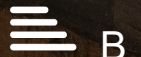
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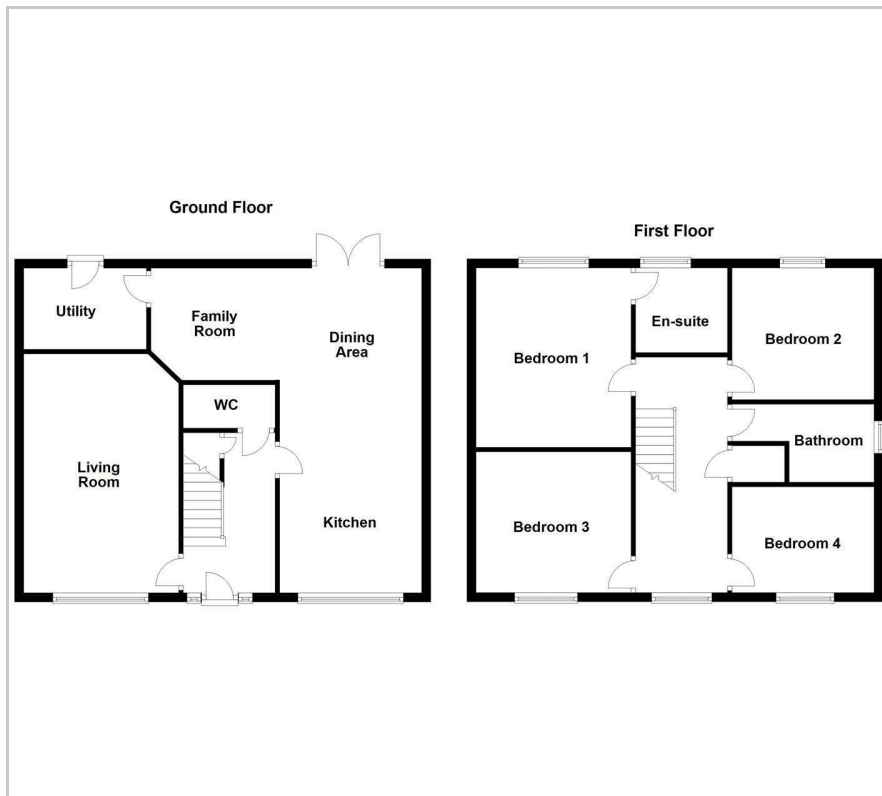


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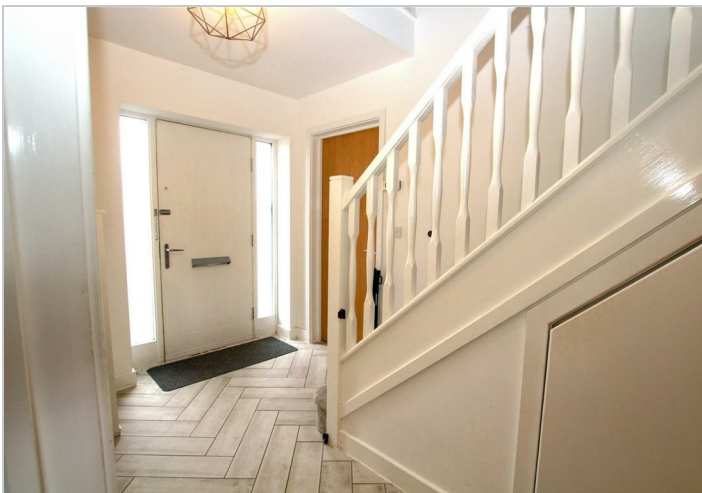
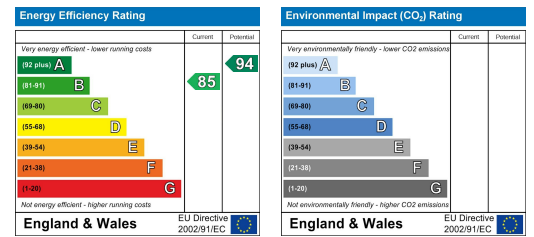
Floor Plan



Area Map



Energy Efficiency Graph



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