



**156 Park Hill Way, Wakefield, WF1 5FW**  
**£339,995**

PROPERTY  
PERSPECTIVE



## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this brand new detached house located on a popular development offering access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools. The property has a private aspect to woodland at the rear. The property will benefit from a 2 year builder warranty plus a 10 year new home structural warranty.

The property benefits from Hive controlled gas central heating and PVCu double glazing. There is an impressive kitchen with Silestone worktops and Bosch appliances plus a contemporary bathroom, en suite and WC with Villeroy & Boch plus Hansgrohe fittings. Items of further note include but are not limited to oak handrail to staircase, 3 double bedrooms, car charging point to garage plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with new flooring included.

To the ground floor is an entrance hall, living dining kitchen and WC. There are 3 double bedrooms, the master with en suite plus a 4 piece bathroom accessed from the first floor landing.

The property has a private aspect with woodland to the rear. There are landscaped gardens with patio and lawns plus external tap. There is a double driveway leading to a single garage with car charging point and personnel door leading into the property.

Tenure - Freehold  
Estate Management Fee - £111 pa  
Council Tax - TBC

The property comprises.

### GROUND FLOOR

#### Entrance Hall

An impressive area having staircase with oak handrail. Having luxury flooring plus entrance mat well. Personnel door leading to the garage.

**Living Dining Kitchen 21'9"(max) x 18'2"(max) (6.63m(max) x 5.54m(max))**  
Creating a true focal point to this home. Having a comprehensive range of brand new wall and base units with complimenting Silestone worktops, upstands and splash back. Having Bosch double oven, hob, hood, dishwasher, fridge freezer and washing machine plus 1.5 sink and mixer tap. With recessed spot lights and luxury flooring plus French doors leading to the rear garden. Access to store.

**WC 5'5" x 3'5" (1.67m x 1.06m)**

Having contemporary white sanitary ware with chrome ladder radiator, tiling and luxury flooring.

### FIRST FLOOR

#### Landing

With fitted carpets. access to store.

**Bedroom 1 12'11"(max) x 11'10"(max) (3.94m(max) x 3.62m(max))**

With fitted carpets.

**En Suite 6'10"(max) x 6'5"(max) (2.10m(max) x 1.97m(max))**

Having contemporary white sanitary ware with tiling, floor tiling, vanity basin, chrome ladder radiator and recessed spot lights.

**Bedroom 2 12'11" x 9'8" (3.95m x 2.95m)**

With fitted carpets.

**Bedroom 3 13'1"(max) x 9'6"(max) (4.01m(max) x 2.90m(max))**

With fitted carpets.

**Bathroom 9'6"(max) x 8'4"(max) (2.90m(max) x 2.56m(max))**

Having a 4 piece contemporary suite with separate double shower and bath plus wall and floor tiling, vanity basin, chrome ladder radiator and recessed spot lights.

### EXTERNAL

The property has a private aspect with woodland to the rear. There are landscaped gardens with patio and lawns plus external tap. There is a double driveway leading to a single garage with car charging point and personnel door leading into the property.

\* Part exchange is subject to builders terms and conditions



FIRST FLOOR PLAN