



**59 Park Hill Way, Wakefield, WF1 5FW**  
**£418,995**

PROPERTY  
PERSPECTIVE



## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this brand new 4 bedroom 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 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 dining kitchen with Bosch appliances & bi fold doors to the rear plus a contemporary 4 piece 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, 4 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, lounge, dining kitchen, utility and WC. There are 4 double bedrooms, the master with en suite plus a 4 piece bathroom accessed from the first floor landing.

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

Having staircase with oak handrail plus luxury flooring. Personnel door leading to the garage plus access to store.

#### Lounge 18'2"(max) x 10'7"(max) (5.55m(max) x 3.23m(max))

Having a walk in bay window plus fitted carpets.

#### Dining Kitchen 20'8"(max) x 14'7"(max) (6.30m(max) x 4.45m(max))

Having a comprehensive range of brand new wall and base units with complimenting laminate worktops, upstands, glass splash back plus breakfast bar. Having Bosch double oven, microwave, hob, hood, dishwasher, fridge freezer and wine cooler plus 1.5 sink and mixer tap. With recessed spot lights and luxury flooring plus Bi fold leading to the rear garden.

#### Utility 6'9" x 5'11" (2.08m x 1.81m)

Having units to match the kitchen plus laminate worktops. Space for washer drier plus luxury flooring.

#### WC 6'0" x 2'11" (1.84m x 0.91m)

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

### FIRST FLOOR

#### Landing

With fitted carpets plus access to store.

#### Bedroom 1 13'7"(max) x 11'11"(max) (4.16m(max) x 3.65m(max))

With fitted carpets.

#### En Suite 9'4"(max) x 8'0"(max) (2.86m(max) x 2.45m(max))

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

#### Bedroom 2 13'9"(max) x 11'7"(max) (4.20m(max) x 3.55m(max))

With fitted carpets.

#### Bedroom 3 13'1"(max) x 9'10"(max) (3.99m(max) x 3.01m(max))

With fitted carpets.

#### Bedroom 4 11'1"(max) x 10'7"(max) (3.39m(max) x 3.24m(max))

With fitted carpets.

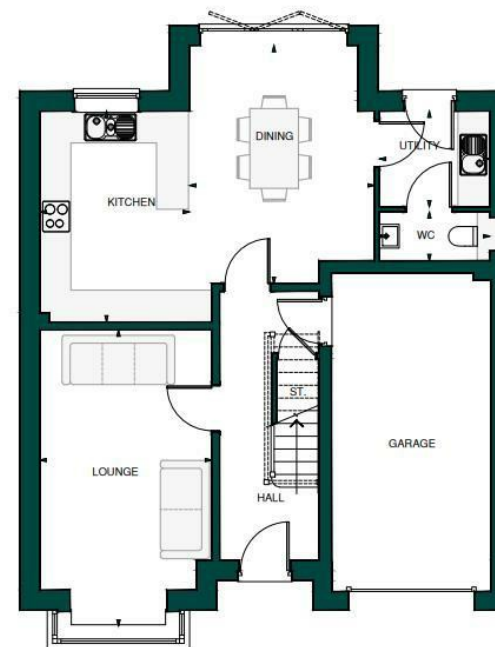
#### Bathroom 10'7"(max) x 8'0"(max) (3.24m(max) x 2.44m(max))

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

### EXTERNAL

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



GROUND FLOOR PLAN