



HODSONS



ASKING PRICE

£675,000

Hill Top Road

Wakefield, WF2 6PY



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This stunning home offers spacious accommodation over three levels, presented to the highest of standards and located in one of the areas most desirable of villages. Ideal for a modern family with a high level of specification and contemporary features throughout, an internal appraisal is a must to fully understand the quality of accommodation on offer.

To the ground floor is a reception hall with staircase leading to the first floor with Oak and glazed banister and cloakroom to the side. To the rear is an impressive family room which could be used for a number of purposes including cinema room, large office. There is also an en suite shower room providing the opportunity for the ground floor level to be used as self-contained living for older relatives. The utility room is also located on this level.

On the first floor is a magnificent open plan kitchen, living and dining area with comprehensive range of units and appliances and bi folding doors giving direct access to the rear patio. There is a separate 23' long lounge, ideal for entertaining. In addition there is also a useful office/bedroom 5 with attractive views over Newmillerdam.

The main bedroom accommodation is on the second floor where two large double bedrooms have en suite shower rooms while the third and fourth bedrooms are serviced by a family bathroom.

Equal care and attention has been given to the external areas with attractive hard landscaping. To the front a block paved area provides parking for four cars. The rear garden consists of a full width patio accessed immediately from the kitchen/dining area. Steps lead up to a fully enclosed garden which is lawned and offers a pleasant summer house with side decking.

Situated in the very heart of Newmillerdam with views towards the lake and country park, this property provides a convenient base to access Wakefield city centre, whilst the commuter is well served by excellent motorway connections and public transport services.

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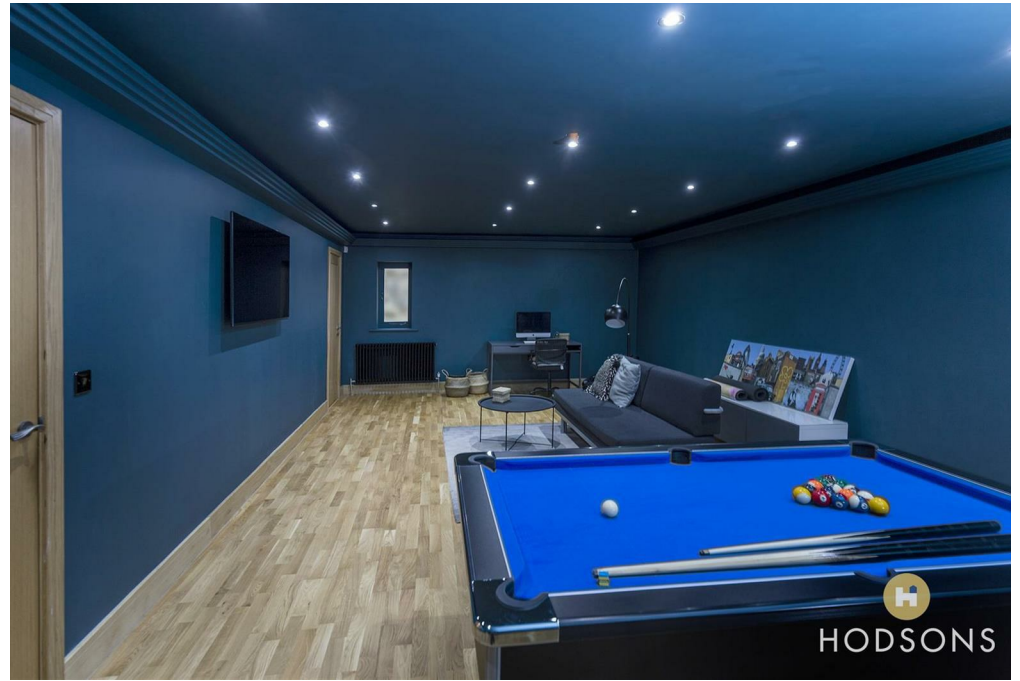


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HODSONS





**LOCAL AUTHORITY**  
Wakefield Metropolitan District council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
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**VIEWINGS**  
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: 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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