



HODSONS



ASKING PRICE

£625,000

Highfield Road

Wakefield, WF4 5LU



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Located in the very heart of Horbury is this most impressive modern family home.

Offered to the market with no onward chain the house has been thoughtfully designed offering spacious and versatile living accommodation which is ideal for a growing family.

Well appointed throughout the living space briefly comprises; central reception hall with the main living room off to the side and bay window to the front. On the other side of the reception hall there is a study/snug also with a bay window. To the rear of the house there is a most impressive dining kitchen fitted with a stunning range of contemporary style units with quartz worktops, matching island and an array of integrated appliances. Bi-fold doors lead out to the rear garden. There is also a utility and W.C on the ground floor.

To the first floor are four bedrooms, one of which has an en suite shower room. as well as the family bathroom. The master bedroom suite is located on the second floor where there is an extensive range of fitted storage finished in a contemporary style as well as an en suite shower room.

The gardens to the rear are of good proportions and laid mainly to lawn with a wide stone paved seating area and planted rear border. A drive provides off road parking and in turn leads to an integral garage. Above the garage (accessed via pull down ladders is a very useful loft room, fully boarded with built in storage cupboards.

The property is situated the conservation area of Horbury which offers a varied mix of shops, schools and recreational facilities. An even more extensive range of amenities are available in the nearby city centre of Wakefield and the commuter is well served by the nearby motorway network.

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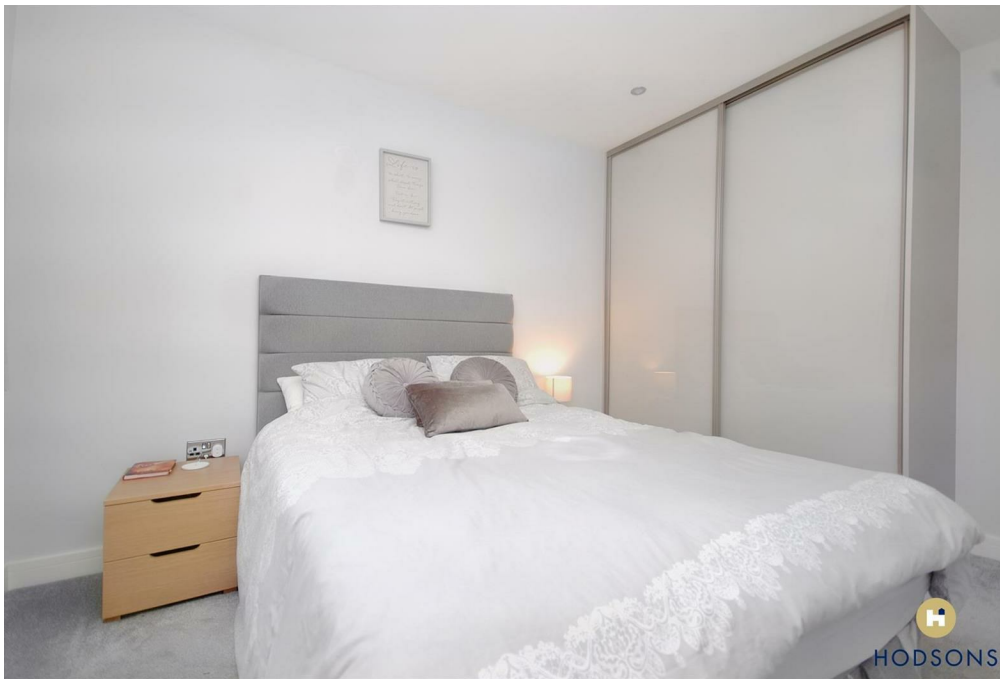


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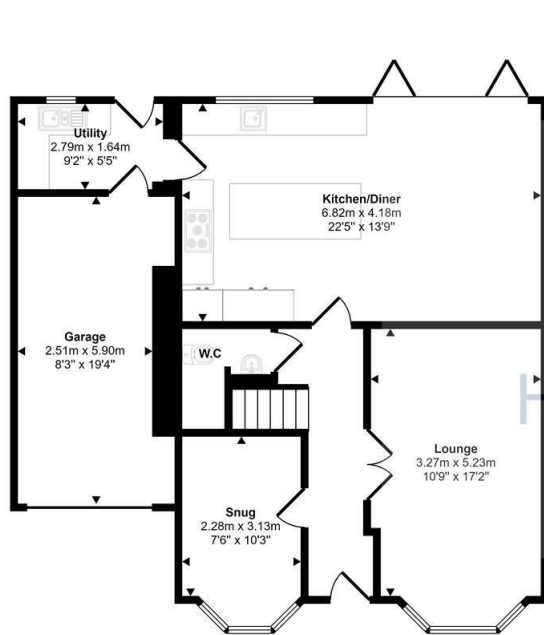


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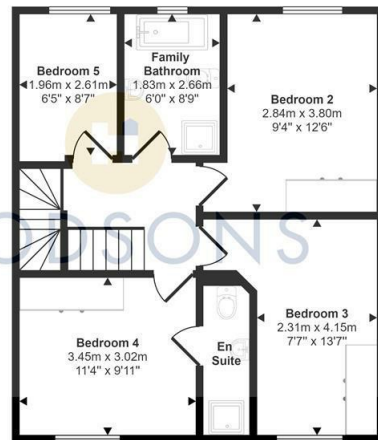
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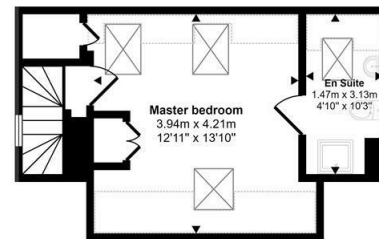
Ground Floor
 Approx 91 sq m / 978 sq ft

Denotes head height below 1.5m

Approx Gross Internal Area
 173 sq m / 1862 sq ft



First Floor
 Approx 56 sq m / 601 sq ft



Second Floor
 Approx 26 sq m / 284 sq ft

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.

LOCAL AUTHORITY

Wakefield

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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