



HODSONS



ASKING PRICE

£370,000

Cayman Close

Wakefield, WF2 6UD



An excellent opportunity to purchase a detached property on the very popular Waterton Green development, Walton.

Offering creatively planned living accommodation which briefly comprises; an entrance hall with double bedroom off along with en-suite facilities. To the rear of the property is a most impressive open-plan kitchen, living and dining area space. The present owners have also added a truly impressive Orangery providing a pleasant area for entertaining.

To the first floor is another double bedroom with attractive deep bay window/sitting area. This bedroom has its own walk in wardrobe and a well appointed en suite bathroom.

The property offers a high level of specification throughout and is well presented by the current owners.

Outside there is a tarmac driveway providing off-road parking to the front, whilst to the rear is a secure and enclosed garden consisting of a paved patio area leading out to artificial turfed garden and paved paths to either side.

Waterton Green is exclusively for over 55s. The residents are able to take advantage of the community Hub where there are communal facilities on offer, access to a lifestyle assistant who will be available five days a week to coordinate the provision of amenities and activities within the Charles Waterton House.

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LOCAL AUTHORITY

Wakefield

TENURE

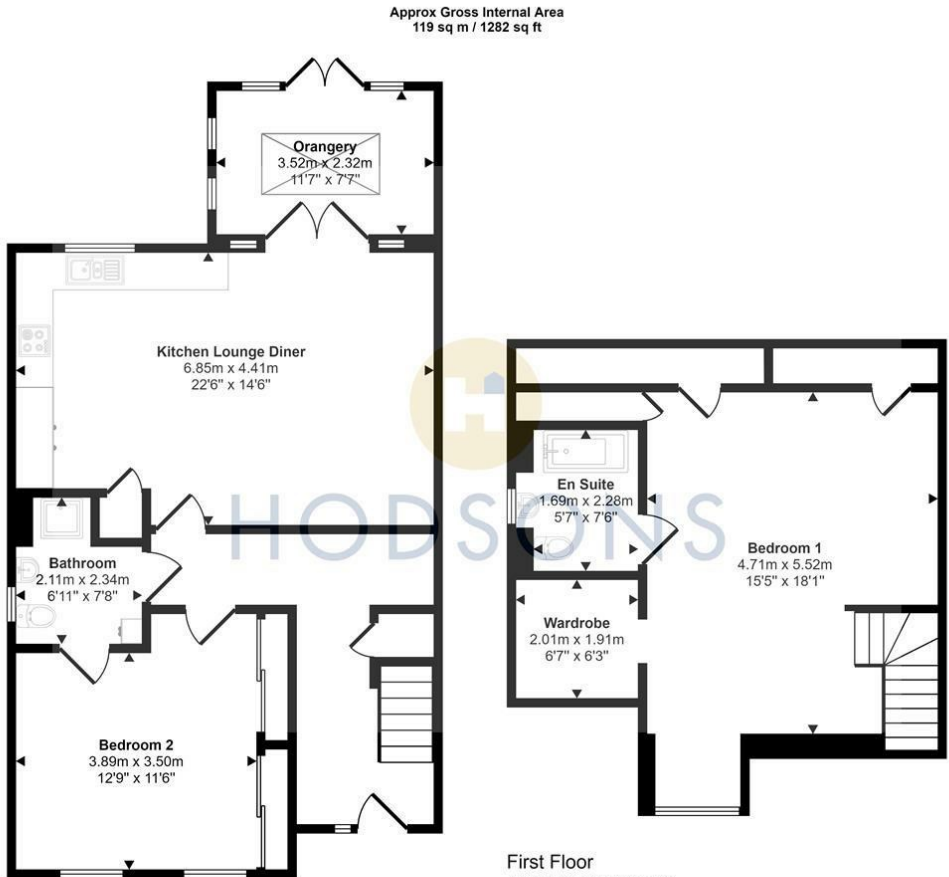
Leasehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only



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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		88	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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