



ASKING PRICE

**£416,500**

**Park Hill View**

Wakefield, WF1 5FT



**HODSONS**

## PROPERTY SUMMARY

Tucked away in a secluded position within a pleasant cul-de-sac is this most superb home, ideal for family buyers.

Built in 2021, the house offers a host of contemporary features which must be viewed to be fully appreciated. The spacious and well-presented accommodation briefly comprises; reception hall, lounge with deep bay window and impressive built-in media wall with built-in storage, an open plan kitchen and dining area complete with an array of quality units and integrated appliances and bi-folding doors giving access to the rear garden. A utility room and cloakroom complete the accommodation on the ground floor.

To the first floor are four good sized bedrooms including the master bedroom with its own walk-in wardrobe and ensuite. The three other bedrooms share a bathroom with modern suite.

Outside are relatively low maintenance gardens to the front and rear and a tarmac drive provides ample off-road parking and in turn leads to the integral single garage. The south westerly facing rear garden is lawned and fully enclosed.

Park Hill View is a cul-de-sac of similar style homes located on a popular development just off the Wakefield Bypass (Neil Fox Way) and therefore convenient for commuters who require ease of access to Wakefield centre and the motorway network.

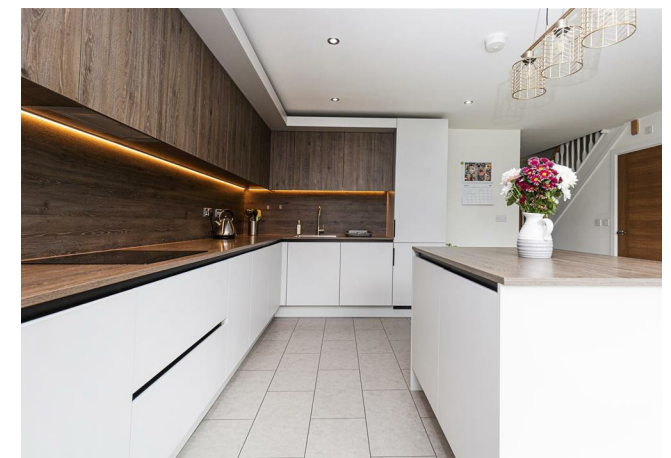
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**LOCAL AUTHORITY**

Wakefield

**TENURE**

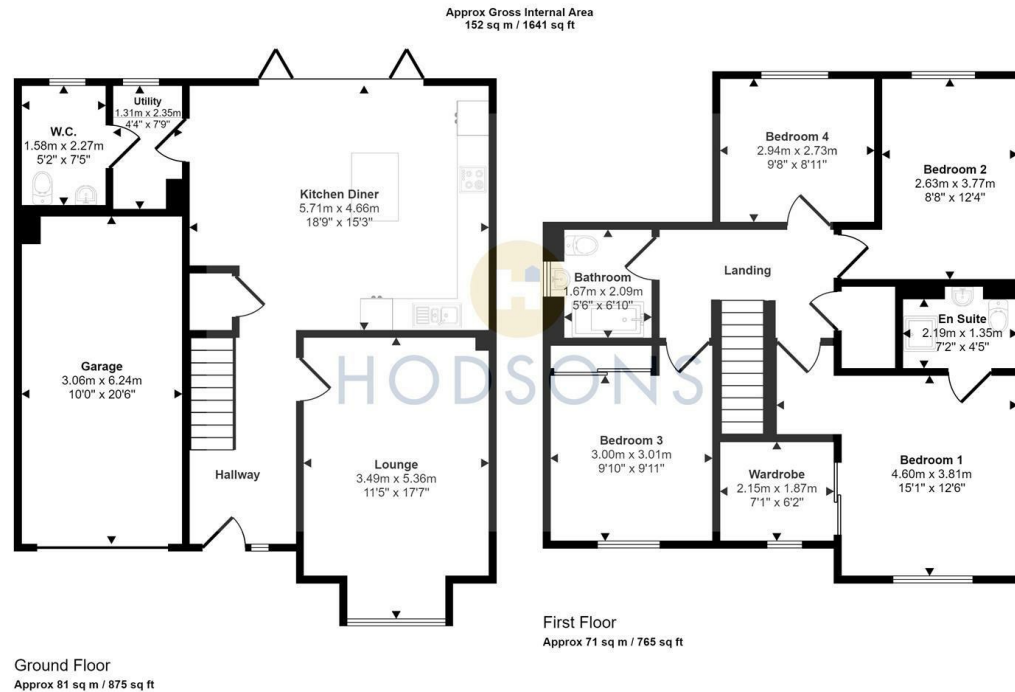
Freehold

**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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	91
(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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