



HODSONS



ASKING PRICE

£400,000

Bannockburn Way

Normanton, WF6 2SQ



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Occupying a peaceful cul-de-sac setting in the sought-after village of Altofts, this modern four-bedroom home has been finished to the highest of standards and offers an outstanding level of specification throughout. Designed for contemporary family living, this property must be viewed to be fully appreciated.

Upon entering, you are welcomed into an entrance hall, complete with a convenient ground floor W.C. The elegant lounge provides a comfortable retreat, while the well-appointed kitchen boasts a stylish range of high-quality units, integrated appliances, and a fitted breakfast bar, perfect for casual dining. A separate dining room offers a more formal space for entertaining, while the utility room adds extra convenience.

One of the standout features of this home is the stunning orangery, which floods the space with natural light and enjoys picturesque views over the rear garden and open landscape beyond – an ideal setting for relaxation.

To the first floor, you will find four generously proportioned bedrooms, each thoughtfully designed. The master bedroom benefits from a contemporary en suite shower room, while the luxurious family bathroom features a modern free-standing bath and a separate shower cubicle and can be used as an en suite to bedroom two.

Externally, the enclosed landscaped rear garden provides a tranquil outdoor space, with a beautiful summerhouse perfect for both entertaining and unwinding.

Situated in Altofts, a charming and well-connected village, the property enjoys a strong community feel with local amenities, schools, and scenic walking routes nearby. The area also offers excellent transport links, with easy access to the M62 motorway, making it ideal for commuters travelling to Leeds, Wakefield, and beyond.

This is a truly exceptional family home, offering style, comfort, and convenience in a prime village location. Early viewing is highly recommended.

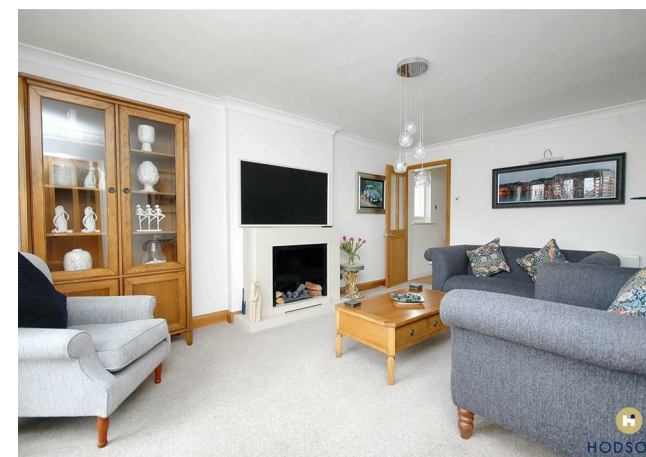
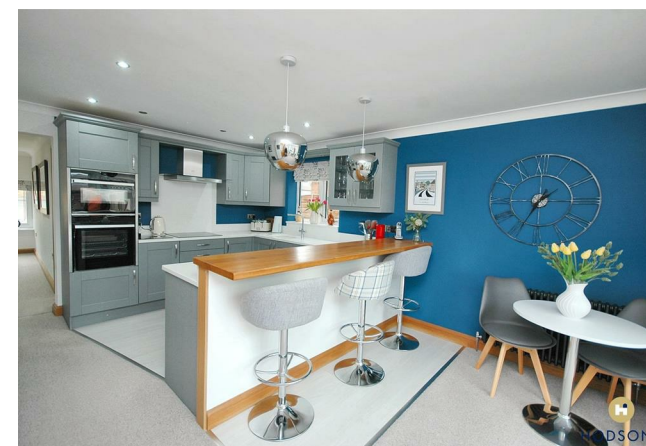
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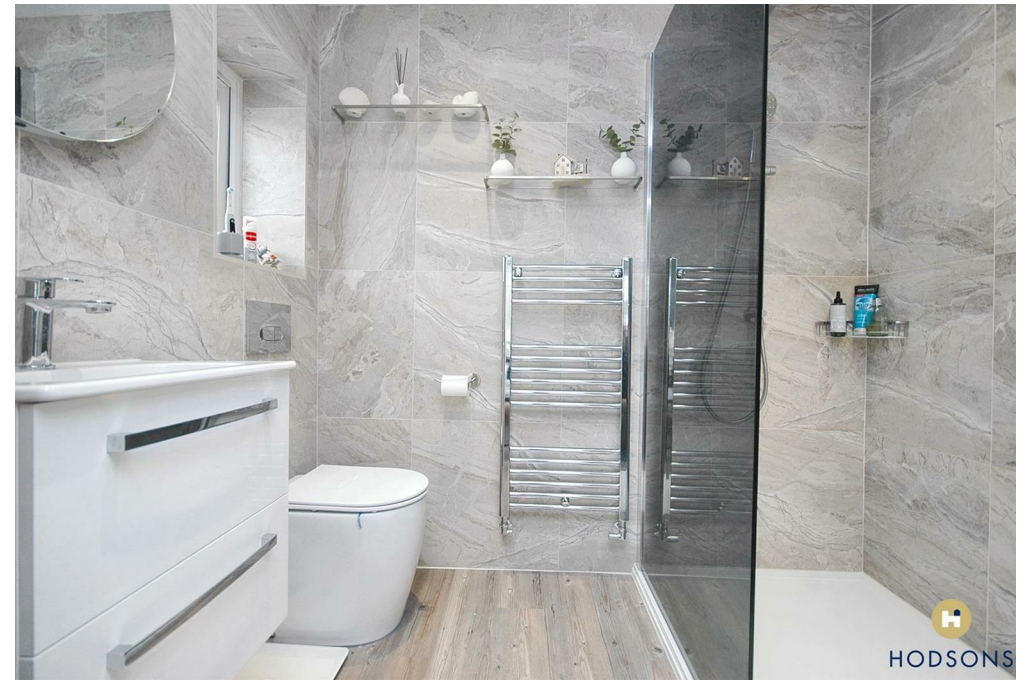


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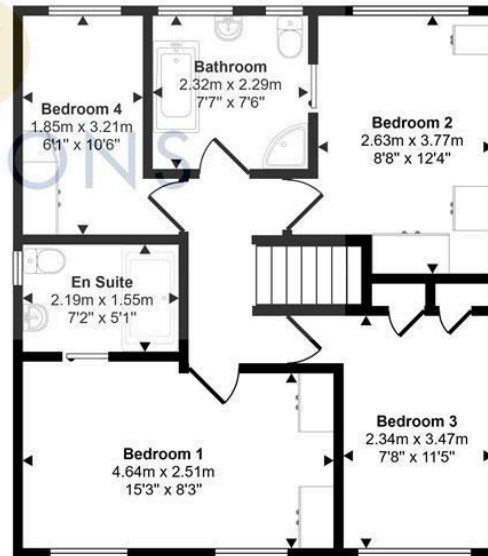


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Approx Gross Internal Area
143 sq m / 1536 sq ft



Ground Floor
Approx 87 sq m / 938 sq ft



First Floor
Approx 56 sq m / 598 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

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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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