



## Ingswell Drive, Wakefield

, WF4 2NF

Best Offers Around  
£475,000



3



1



1



**HUNTERS**<sup>®</sup>  
EXCLUSIVE

# Ingswell Drive, Wakefield

## DESCRIPTION

### LARGE CORNER PLOT!

A most impressive, spacious & beautifully presented four bedroom detached family home, boasting huge 'kerb appeal' & sitting on such a large corner plot with gardens to the side & rear along with extensive forecourt parking & attached garage. Most sought after, private & quiet position, yet only minutes to amenities, highly regarded schooling, some delightful countryside & with excellent road, rail & airport links. Fabulous, high end finish throughout, ready to move straight into, briefly comprises, an entrance hallway, stunning, stylish & contemporary living room, guest WC, kitchen/ dining room, orangery and a study/ fourth bedroom to the ground floor. Three generously sized bedrooms & a luxuriously appointed four piece house bathroom to the 1st floor. This property has so much to offer both inside & out.

Call Hunters Barnsley to view!



# ROOMS

Lounge  
10'5" x 21'3"

w/c

Kitchen/ dining room  
20'11" x 8'6"

Orangery  
15'5" x 8'6"

Study/ downstairs bedroom  
9'6" x 8'10"

Landing

Bedroom one  
12'5" x 10'2"

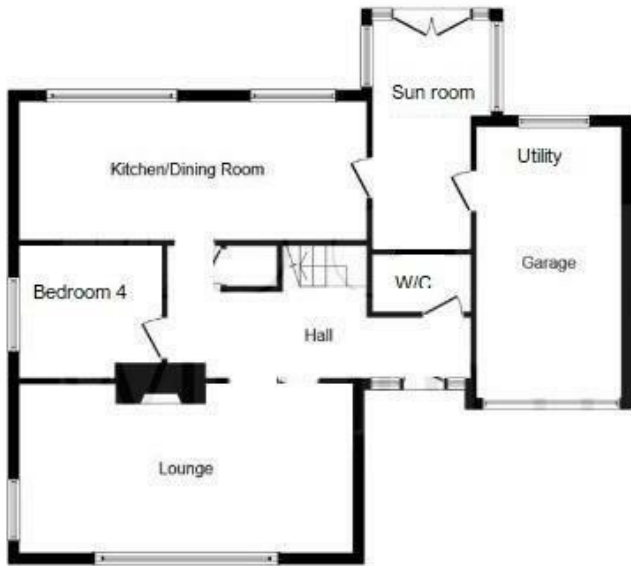
Bedroom two  
12'5" x 8'10"

Bedroom three  
8'6" x 8'2"

House bathroom

Garage/ utility

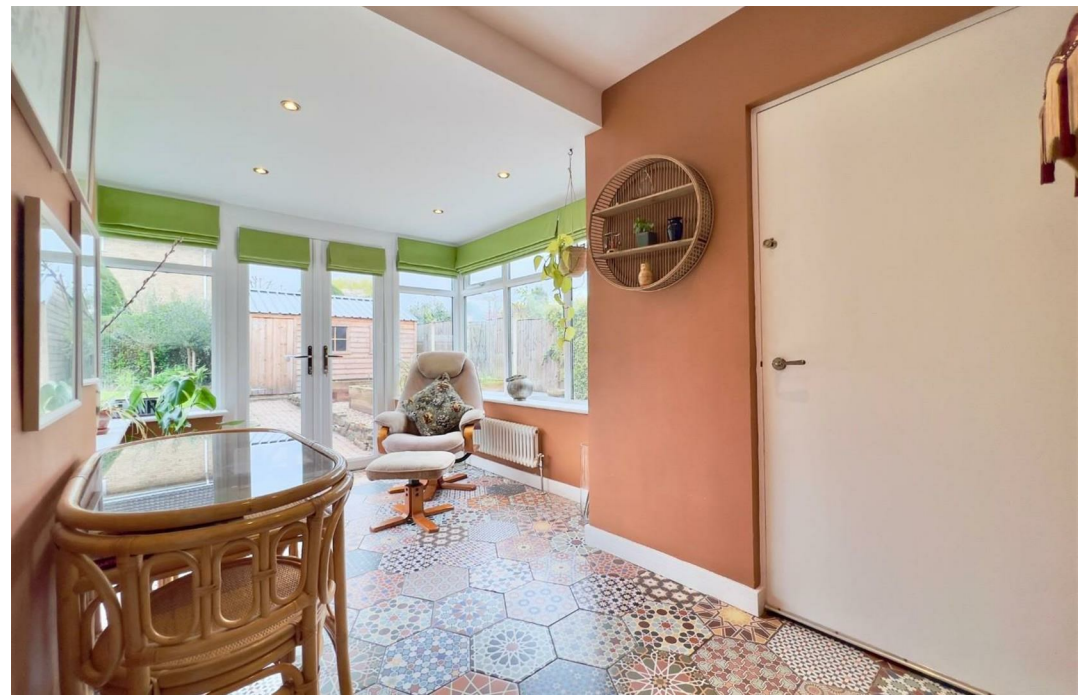


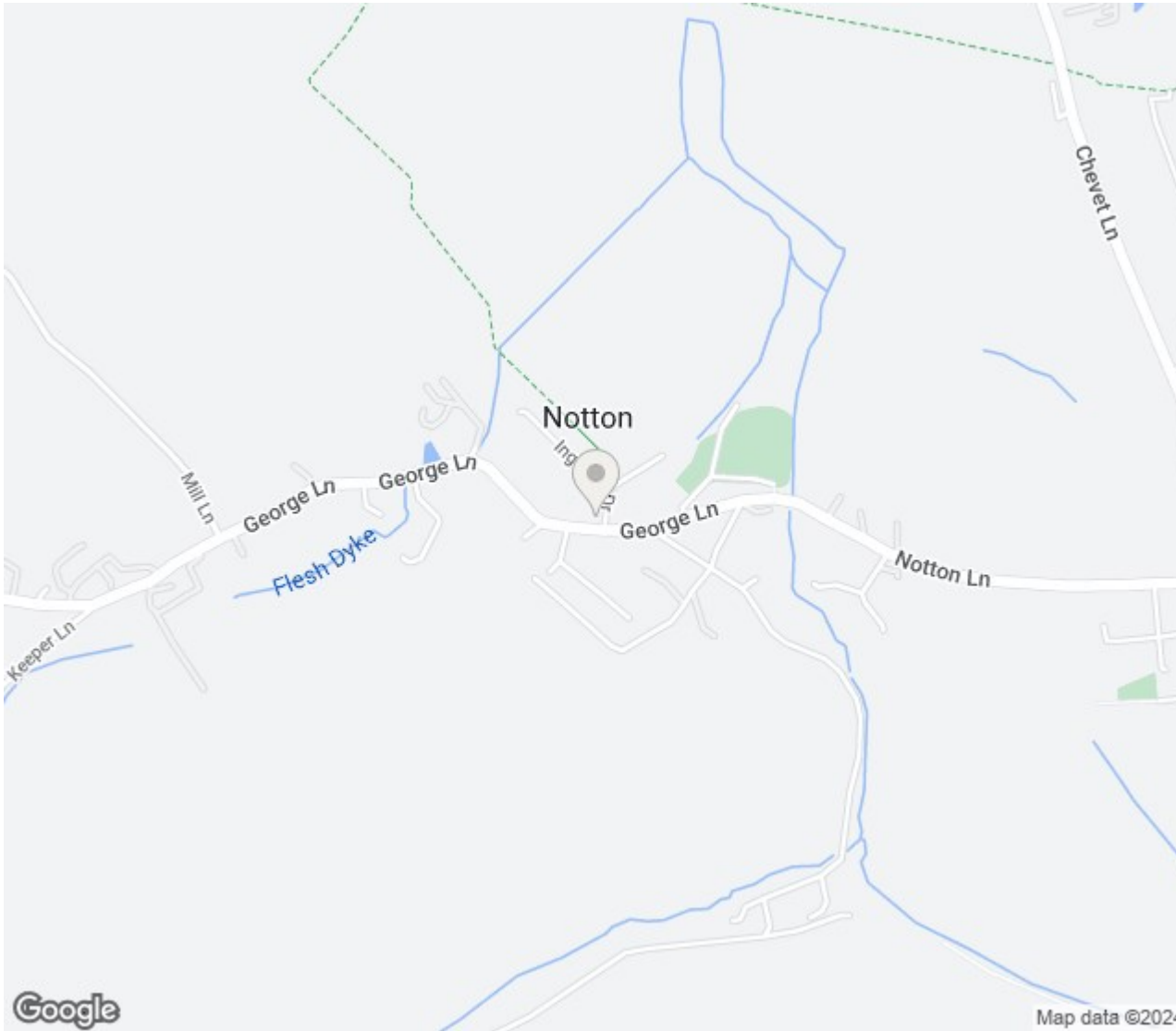


**Ground Floor**




**First Floor**





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**1-3 Church Street, Barnsley, S70 2AB | 01226 447155 | barnsley@hunters.com**



