



9 Hepworth Gardens, Wakefield - WF1 3FH

£395,000 Freehold

Attractive modern semi detached house on a popular city centre development, four bedrooms, three bathrooms, stunning open plan kitchen/diner, driveway and south facing gardens. Viewing Essential.

Entrance Reception Hallway

With double glazed composite entrance door, open staircase with understairs storage, single panel radiator.

Cloakroom

Having wash hand basin, low flush w.c, double glazed window, single panel radiator.

Living Room

15' 2" x 10' 10" (4.62m x 3.31m)

With double glazed window, single panel radiator providing a quiet living space away from the kitchen.

Kitchen/Diner

11' 5" x 18' 1" (3.49m x 5.52m)

Situated to the rear of the property, superbly appointed with a range of cream shaker style fronted wall and base units, contrasting granite worktops with stainless steel sink unit, single drainer, built in double oven, induction hob with extractor hood over, integrated dishwasher, Utility cupboard containing plumbing for automatic washing machine, feature radiator, tiled floor, tiling between the worktops and wall units, double glazed windows and French doors lead onto the garden.

Stairs lead to...

First Floor Landing

With storage cupboard containing central heating boiler, separate airing cupboard, single panel radiator, feature balustrade.

Master Bedroom to Rear

13' 8" x 11' 1" (4.17m x 3.39m)

Having Hammonds fitted wardrobes, double glazed window, single panel radiator.

Ensuite Shower Room

Furnished with modern white suite with wall hung wash hand basin, low flush w/c, walk-in shower, tiling, double glazed window, chrome heated towel rail.

Bedroom to Front

10' 0" x 9' 3" (3.06m x 2.81m)

Having Hammonds fitted wardrobes with shelving, double glazed window, single panel radiator.

House Bathroom

Furnished with modern white suite with wash hand basin, low flush w/c, panelled bath with shower over, tiling, double glazed window, electric shaver point, chrome heated towel rail.

Stairs lead to Second Floor Landing

Bedroom to Rear

8' 11" x 10' 10" (2.72m x 3.30m)

Having double glazed Velux roof light, access to eaves storage, single panel radiator.

Bedroom to Front

14' 7" x 9' 3" (4.44m x 2.81m)

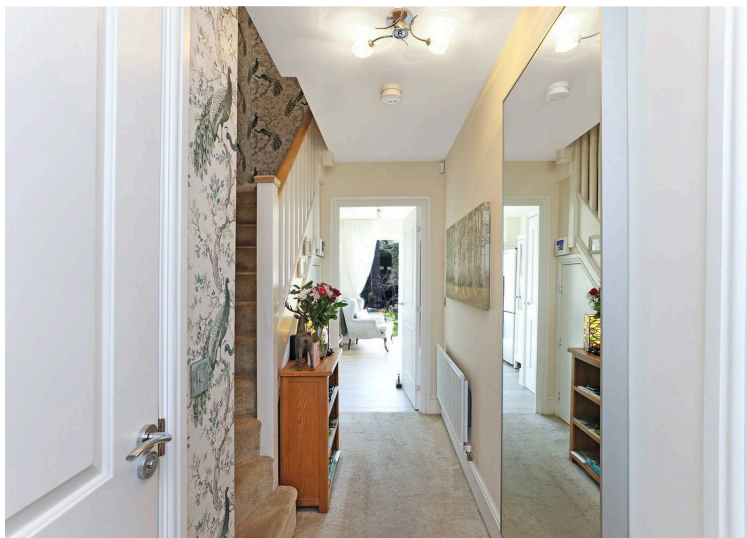
With double glazed dormer window, single panel radiator, access to eaves storage.

Bathroom

Furnished with modern white suite comprising wash hand basin, low flush w/c, panelled bath with shower over and shower screen, double glazed Velux roof light, tiling, chrome heated towel rail.

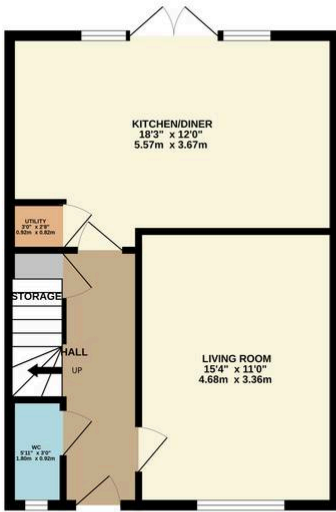
Outside

Garden area to the front with mature shrubs, driveway to the side provides ample off street parking with EV charging point. To the rear mature and private south facing rear garden with paved patio leading through to graveled pathway with feature raised beds with mature shrubs and trees, further lawn garden with water feature, outside cold water tap and feature lighting all being enclosed making an excellent entertaining space.

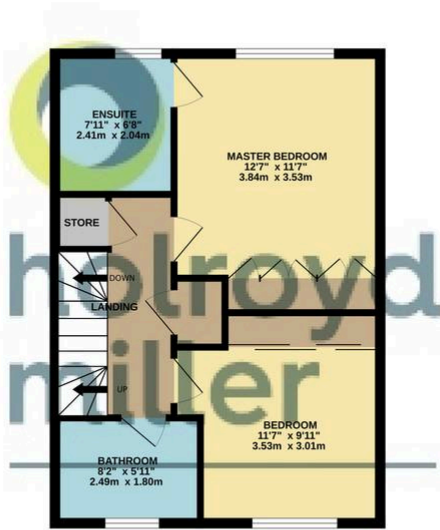




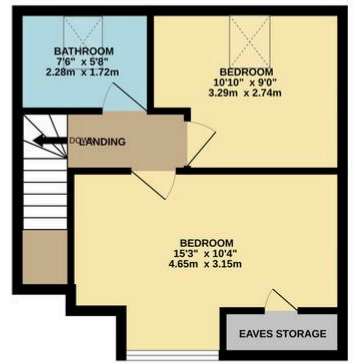
GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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