



**20 Park Hill Way, Wakefield, WF1 5FS**  
**£274,995**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this Stonebridge Homes constructed high specification semi detached house located on a popular development with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2022 the property has over 6 years remaining of its New Home Structural Warranty.

The property benefits from Hive controlled gas central heating and PVCu double glazing. There is a modern dining kitchen with integrated appliances plus a contemporary bathroom, en suite and WC. Items of note include French doors to the rear plus an electric vehicle charging point. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing. There is a boarded loft with light, power and shelving plus ladder access.

The property benefits from well presented gardens with lawns, planting and decking plus external tap. There is driveway parking plus an electric vehicle charging point. There is public open space and play area to the front giving a pleasant open aspect.

Tenure - Freehold  
Estate Management Fee - £133pa (Not yet collected)  
Council Tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With luxury flooring.

#### Lounge 15'7" x 10'11" (4.76m x 3.35m)

With carpets and curtains.

#### Dining Kitchen 16'7" x 9'5" (5.07m x 2.88m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With double oven, microwave, hob, hood, dishwasher, washing machine and fridge freezer. Having recessed spot lights and luxury flooring. French doors leading to rear garden.

#### WC 5'11" x 3'6" (1.81m x 1.08m)

Having contemporary white sanitary ware with tiling, chrome ladder radiator and luxury flooring.

### FIRST FLOOR

#### Landing

With fitted carpets. Access to store.

#### Bedroom 1 13'3"(max) x 13'1"(max) (4.04m(max) x 4.01m(max))

With carpets and curtains.

#### En Suite 8'5"(max) x 4'5"(max) (2.59m(max) x 1.35m(max))

Having contemporary white sanitary ware with double shower, tiling, floor tiling, chrome ladder radiator and recessed spot lights.

#### Bedroom 2 10'8" x 8'10" (3.27m x 2.71m)

With carpets, curtains and wardrobe.

#### Bedroom 3 10'9" x 7'5" (3.28m x 2.27m)

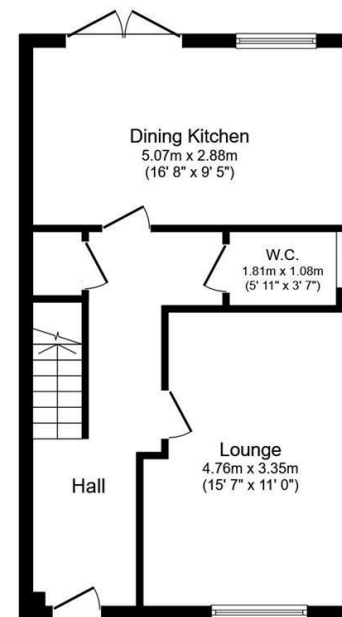
With carpets and curtains.

#### Bathroom 8'5" x 5'7" (2.59m x 1.71m)

Having contemporary white sanitary ware with vanity basin, tiling, floor tiling and chrome ladder radiator.

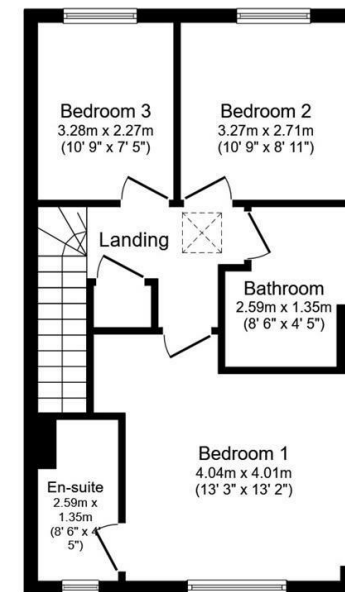
### EXTERNAL

The property benefits from well presented gardens with lawns, planting and decking plus external tap. There is driveway parking plus an electric vehicle charging point.



Ground Floor

Floor area 45.8 sq.m. (493 sq.ft.)



First Floor

Floor area 45.8 sq.m. (493 sq.ft.)

Total floor area: 91.7 sq.m. (987 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

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