

**SOLD STC**



**Hall Park Avenue, Crofton**

**4 Bedrooms, 2 Bathroom, Semi-Detached House**

**Asking Price Of £375,000**

**MARTIN&CO**



## Hall Park Avenue, Crofton

4 Bedrooms, 2 Bathroom

Asking Price Of £375,000

- SUBSTANTIALLY EXTENDED FOUR DOUBLE BEDROOM SEMI DETACHED HOUSE
- STUNNING BREAKFAST KITCHEN/DINER FAMILY ROOM TO THE REAR



Martin & Co - Wakefield are delighted to present to the open market this exceptional and substantially extended four double bedroom, two-bathroom semi-detached residence. The property occupies a generous corner plot, set within beautifully landscaped south facing tiered gardens over four levels.

Opportunities to acquire homes of this calibre are rare; therefore, early internal viewing is highly recommended to fully appreciate the extensive and versatile accommodation on offer. The property is presented to an excellent standard throughout, with careful attention to detail and high-quality finishes.

Situated within a popular development in the highly sought-after village of Crofton, the home also benefits from private access to Coppers Lake and parkland. Offered with no onward chain.

Early viewing is strongly advised.

**ENTRANCE** The property is accessed via a composite front entrance door, which opens into a front-facing sitting room.

**SITTING ROOM 15' 10" x 15' 4" (4.83m x 4.67m)** The sitting room is positioned to the front of the property and features a PVCu double-glazed box bay window fitted with plantation shutter blinds. Additional features include an engineered wood floor, a vertical column radiator, and a further central heating radiator. There is a useful under stairs storage cupboard housing the home network hub, and a turned staircase leads to the first-floor landing. A door provides access to the breakfast kitchen.

**BREAKFAST KITCHEN/DINER/FAMILY ROOM**  
**BREAKFAST KITCHEN - 18' 3" X 15' 1"** - The breakfast kitchen features a well-appointed kitchen



fitted with an extensive range of high-quality Shaker-style wall and base units, along with soft-closing drawers. Solid wood worktops with matching upstands complement a deep bowl Butler sink, complete with a pull-out spray mixer tap.

Additional highlights include a matching island unit/breakfast bar providing further storage cupboards, a recessed gas range with extractor hood above, a pull-out larder unit, an integrated dishwasher, and a built-in microwave. The space is finished with a ceramic tiled floor, a built-in wine rack, and provision for an American-style fridge/freezer.

Further benefits include a vertical column radiator, recessed ceiling spotlights, and a PVCu double-glazed window. A door leads to the utility room, and the kitchen opens through to the dining/family room. The room is positioned to the rear of the property.

**DINING/FAMILY ROOM - 13' 0" X 11' 11"** - The dining/family room is a bright and inviting space,

featuring an engineered wood floor and a central heating radiator. PVCu double-glazed French Doors fitted with bi-folding plantation shutter blinds, overlook and provides access to a generous rear decked sun terrace.

Further enhancing the room is an additional PVCu double-glazed window fitted with plantation shutter blinds, two wall light points, and recessed ceiling spotlights. The room is positioned to the rear of the property.

**UTILITY ROOM/SIDE ENTRANCE 8' 8" x 6' 2"** (2.64m x 1.88m) The utility room/side entrance continues the range of fitted units, complemented by a solid wood worktop. It offers plumbing and space for a washing machine, as well as additional space for a dryer.

Further features include a central heating radiator, ceramic tiled flooring, and recessed ceiling spotlights. A PVCu double-glazed door provides side access, while internal doors lead to the ground floor WC and, via steps down, to the garage store/additional front



entrance. The room is positioned to the side of the property.

**GROUND FLOOR WC 4' 9" x 3' 2"** (1.45m x 0.97m) The ground floor WC is fitted with a modern two-piece white suite, comprising pedestal hand wash basin and a low-level flush WC. Additional features include a central heating radiator, ceramic tiled flooring, an extractor fan, and recessed ceiling spotlights. The room is positioned to the side of the property.

**GARAGE STORE/ADDITIONAL FRONT ENTRANCE 6' 7" x 6' 7"** (2.01m x 2.01m) The garage store/additional front entrance is fitted with a range of floor-to-ceiling storage cupboards along one wall, one of which houses the Vaillant gas central heating combination boiler (last serviced April 2026).

Further features include wood-effect tiled flooring, recessed ceiling spotlights, and a composite front entrance door. The room is positioned to the front of the property.

**FIRST FLOOR LANDING** The first-floor landing provides access to all four double bedrooms, the shower room/WC, and the family bathroom/WC. Features include a circular inset ceiling light and a loft access hatch, being part boarded for storage purposes.

**BEDROOM ONE 14' 4" x 9' 3"** (4.37m x 2.82m) Master bedroom benefits from a central heating radiator and a PVCu double-glazed box bay window fitted with plantation shutter blinds. A door provides access to the dressing room. Main loft access hatch being majority boarded for storage purposes. The room is positioned to the front of the property.

**DRESSING ROOM 8' 3" x 5' 7"** (2.51m x 1.7m) The dressing room is fitted with a comprehensive range of floor-to-ceiling his-and-hers open hanging rails, shelving, and soft-closing drawers arranged along two walls.

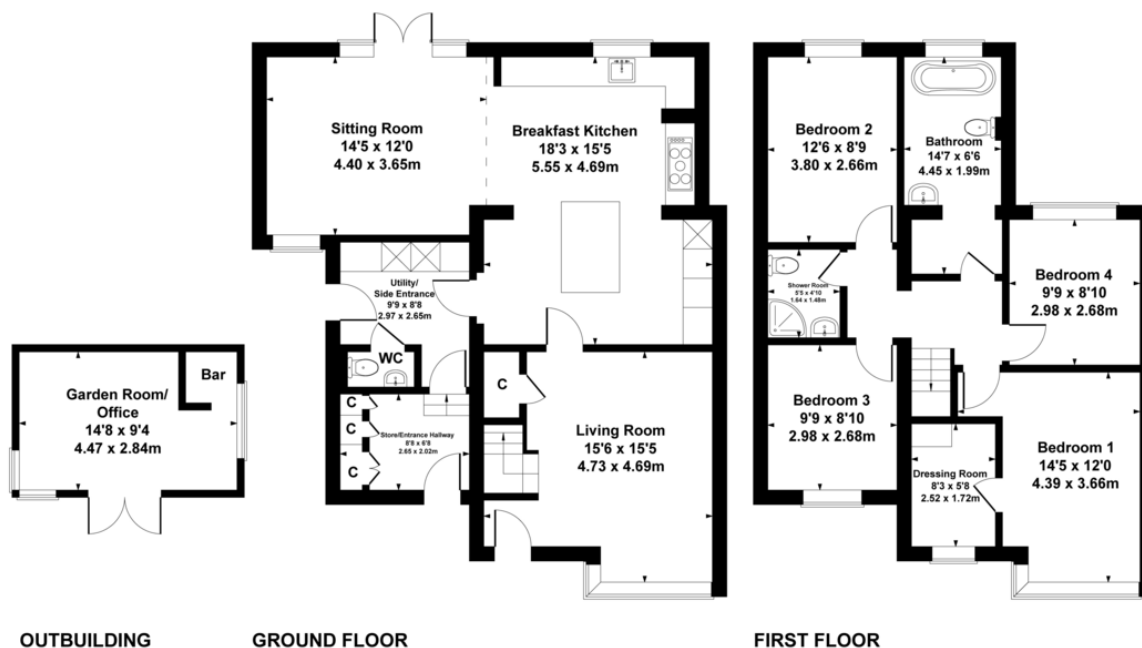


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## 61, Hall Park Avenue, Crofton, WAKEFIELD, WF4 1LT

Approximate Gross Internal Area  
Main House = 1561 sq ft - 145 sq m  
Outbuilding = 140 sq ft - 13 sq m  
Total = 1701 sq ft - 158 sq m



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Martin & co orders@asbuiltenergysurveys.co.uk

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