



ASKING PRICE

**£475,000**

**Stillwell Drive**

Wakefield, WF2 6RS



**HODSONS**

This tastefully presented and well-appointed detached house is a true gem for those seeking modern family living. Boasting two reception rooms, four bedrooms, and two bathrooms, this property offers ample space for comfortable living.

The kitchen is a standout feature, having been recently refitted with contemporary units in a sleek high gloss finish. The addition of a matching island unit and an array of integrated appliances make this space as functional as it is stylish.

The spacious lounge/living area is perfect for both relaxation and entertaining, flowing seamlessly into an attractive sunroom with a vaulted ceiling and bi-folding doors that open up to the rear garden.

Upstairs, you'll find four good-sized bedrooms, including a master bedroom with its own en suite shower room, providing a private retreat within the home.

Outside, the property continues to impress with a double-width drive leading to an integral double garage, ensuring ample off-road parking. The well-presented rear garden is a delightful space, featuring a sizeable patio area and an enclosed lawn, perfect for enjoying outdoor activities with family and friends.

This property on Stillwell Drive is a rare find that effortlessly combines style, comfort, and functionality, making it an ideal choice for those looking to create lasting memories in a beautiful family home.

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**LOCAL AUTHORITY**

Wakefield

**TENURE**

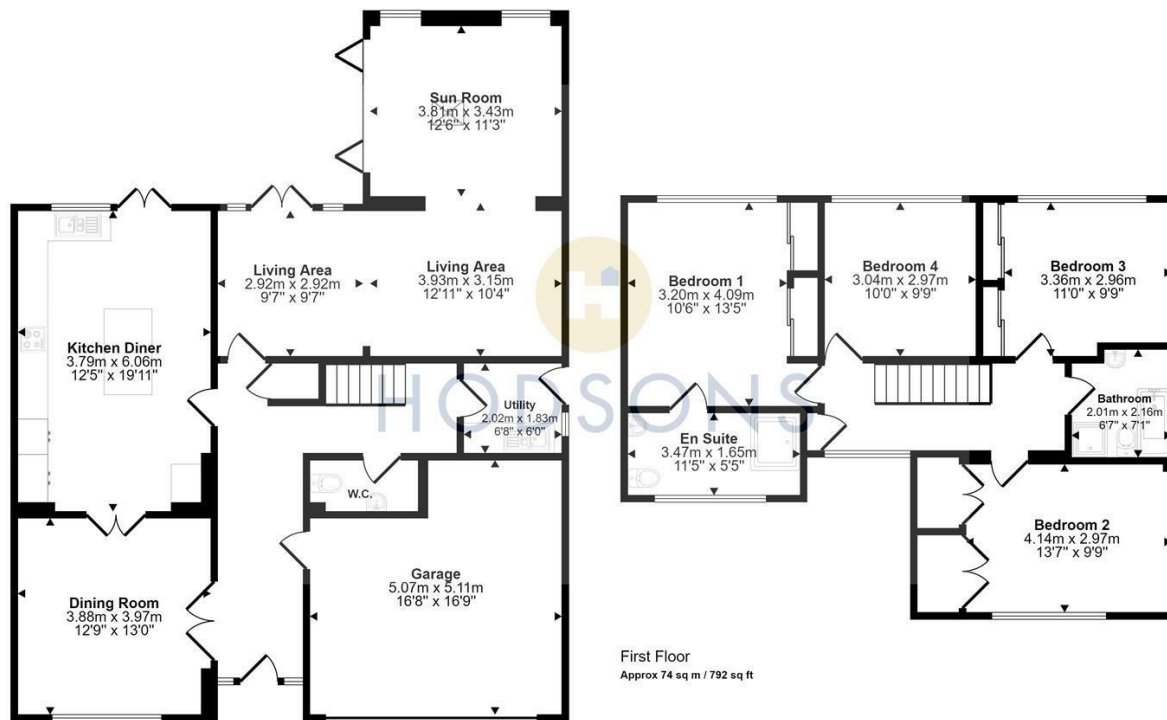
Freehold

**COUNCIL TAX BAND**

F

**VIEWINGS**

By prior appointment only

Approx Gross Internal Area  
198 sq m / 2133 sq ftGround Floor  
Approx 125 sq m / 1341 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

**OFFICE ADDRESS**

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**OFFICE DETAILS**

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