

ANGLE HOUSE
115a NORTHGATE



HODSONS

115a Northgate
Wakefield
WF1 2QU



HODSONS

Stunning Award-Winning Contemporary Home in the Heart of Wakefield.

A truly exceptional architect-designed residence offering luxurious, high-specification living across three floors. Built in 2022 with energy efficiency in mind, this award-winning contemporary home is both economical to run and features underfloor heating throughout. Beautifully presented, it enjoys a prime location in central Wakefield, providing convenient access to a wealth of retail, dining, and leisure amenities.

The ground floor boasts an impressive open-plan living space, featuring a bespoke German kitchen with a premium range of integrated appliances, a spacious dining area, and an elegant lounge, perfectly designed for modern living. Additional conveniences include a well appointed utility room and a guest W.C.

To the first floor, two generously sized bedrooms including the principal bedroom further enhanced by an en suite, private office space and a walk-in wardrobe. There is also a most impressive house bathroom. This floor was originally planned for three bedrooms however the present owner opted to create an office and walk in wardrobe. In our opinion it would be relatively straightforward to revert to a third bedroom.

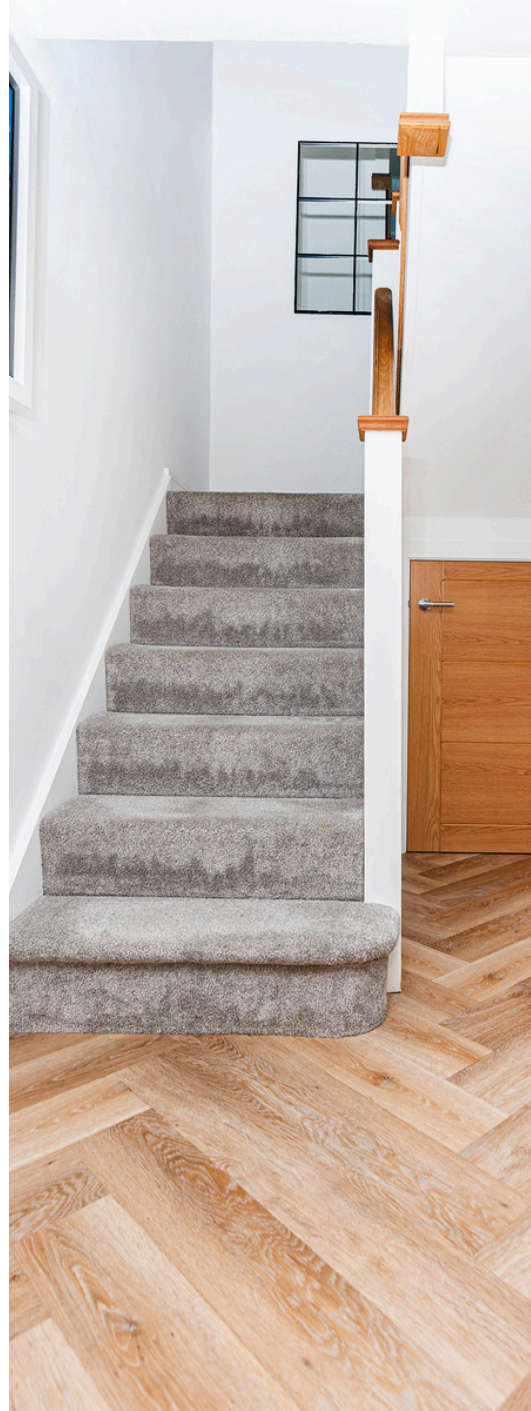
The second floor offers a versatile further bedroom with an en suite, currently utilised as a gym. This remarkable space is bathed in natural light from full-width windows and doors, which open onto a wraparound balcony an exclusive setting for outdoor entertaining or quiet relaxation.

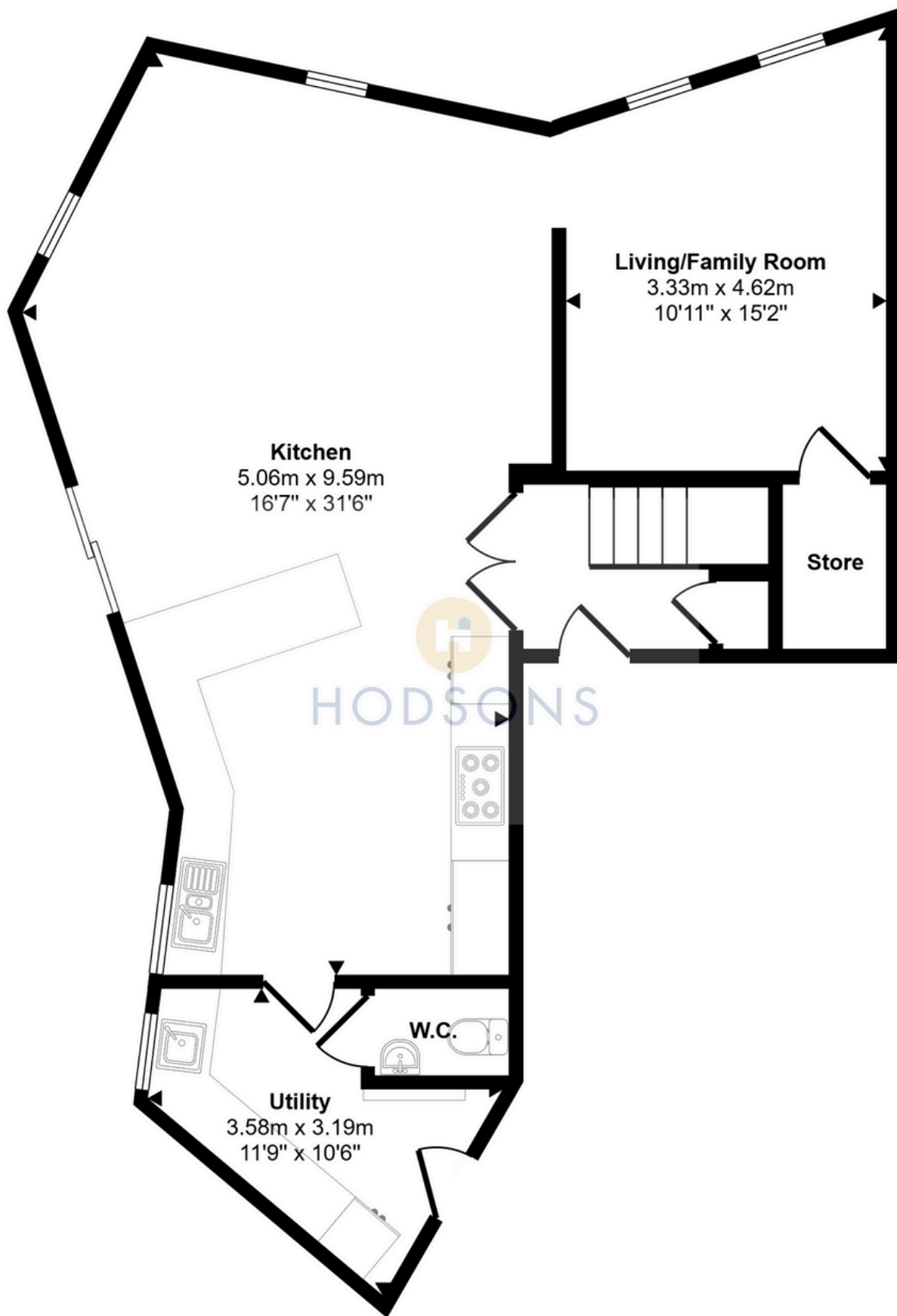
Set within a secure gated development shared with just three other properties, the home benefits from off-road parking for two vehicles, including an electric vehicle charging point. The well maintained lawned gardens and patio areas extend from the front to the side of the property, providing an attractive outdoor retreat.

A rare opportunity to acquire a contemporary home of this calibre, offering a perfect blend of style, comfort, and efficiency in a sought-after location.

Early viewing is highly recommended.

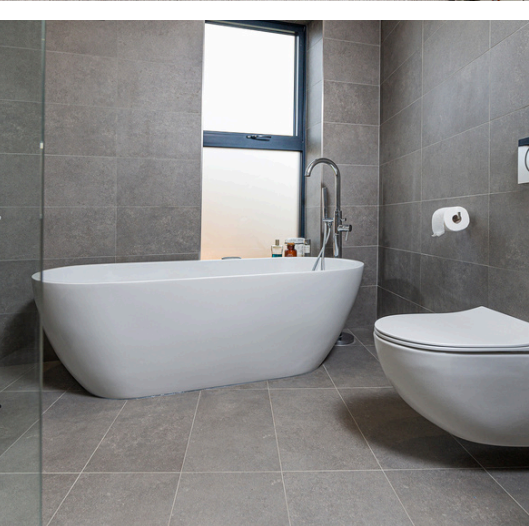


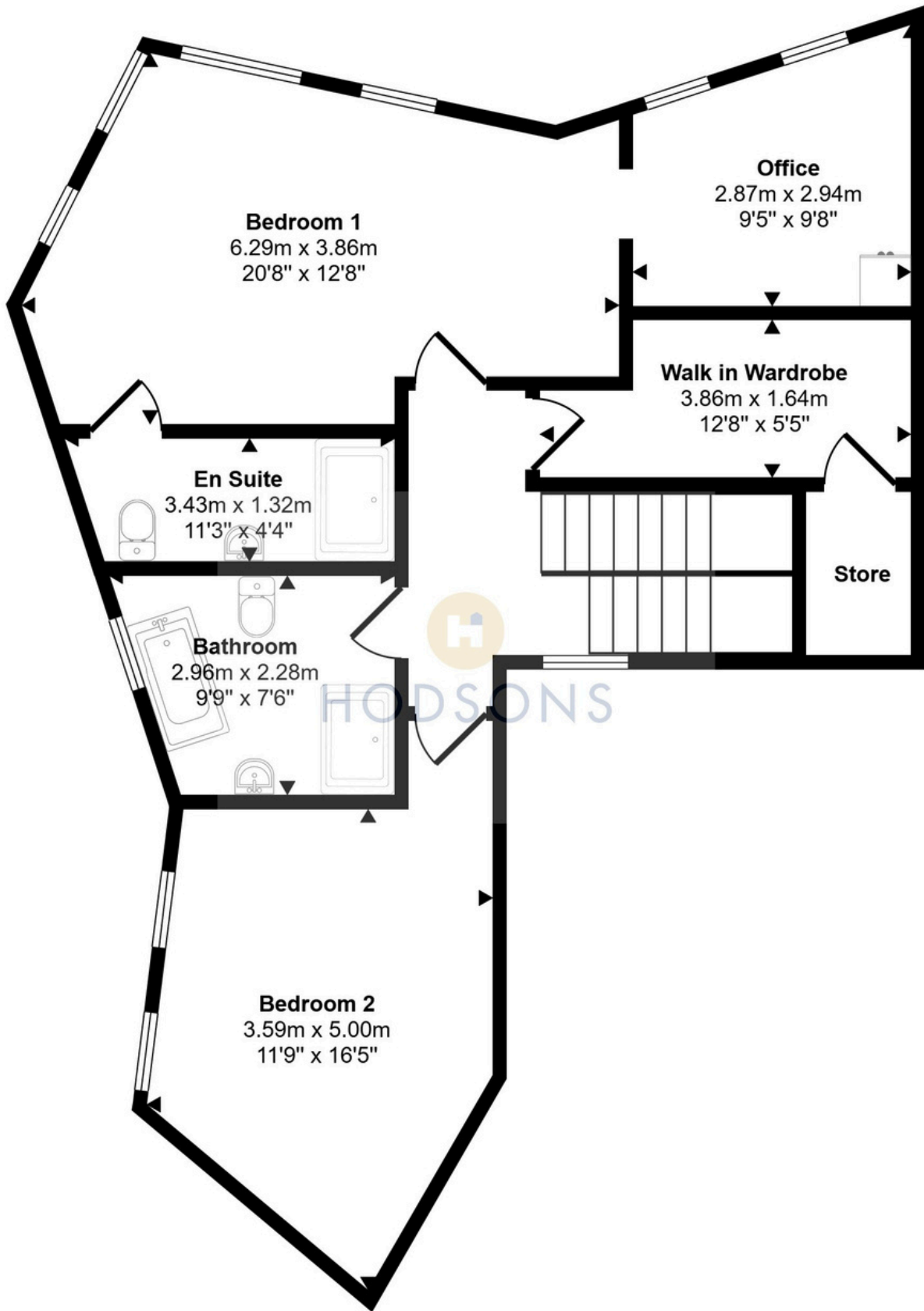




Ground Floor

Approx 69 sq m / 740 sq ft



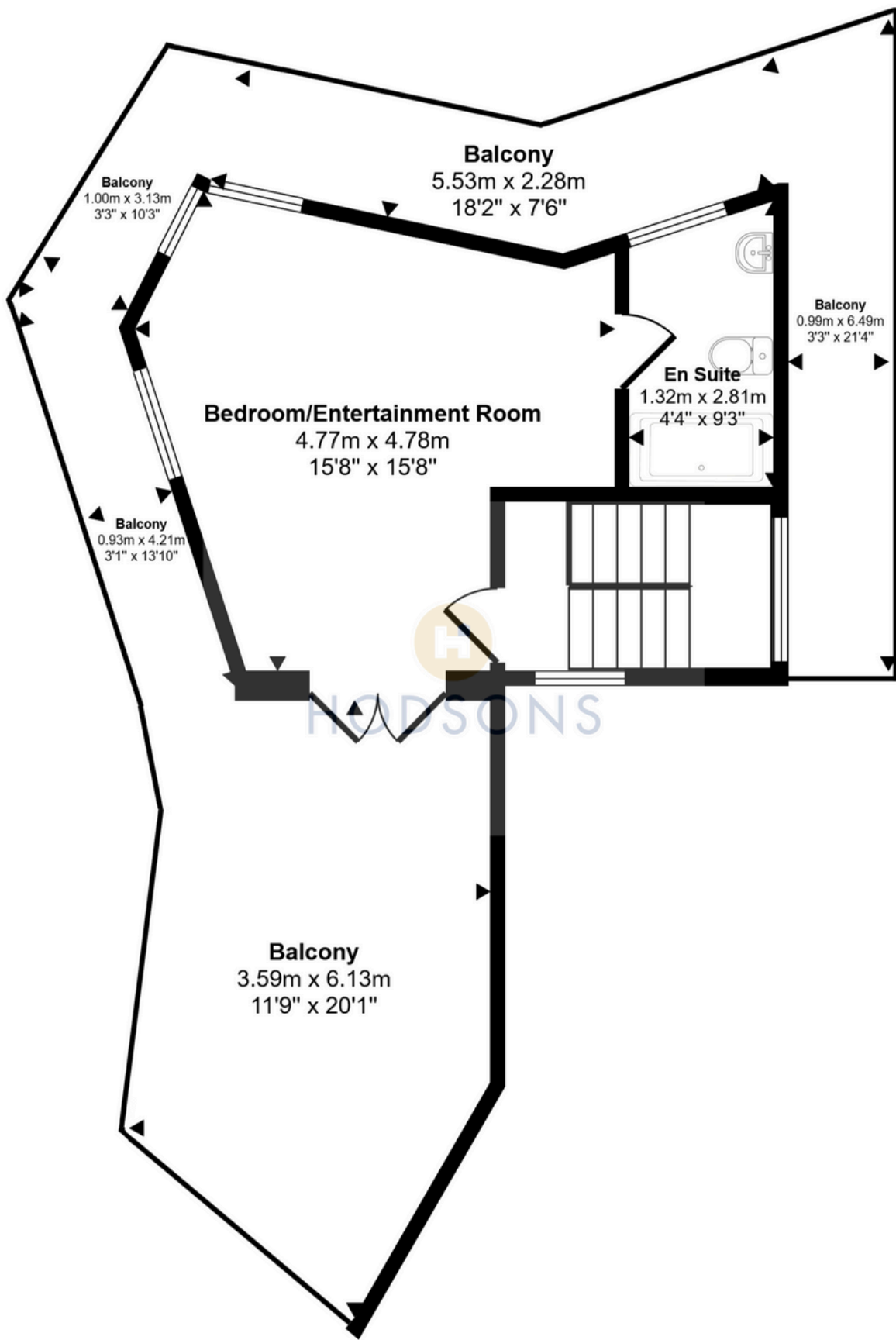


First Floor

Approx 71 sq m / 763 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.

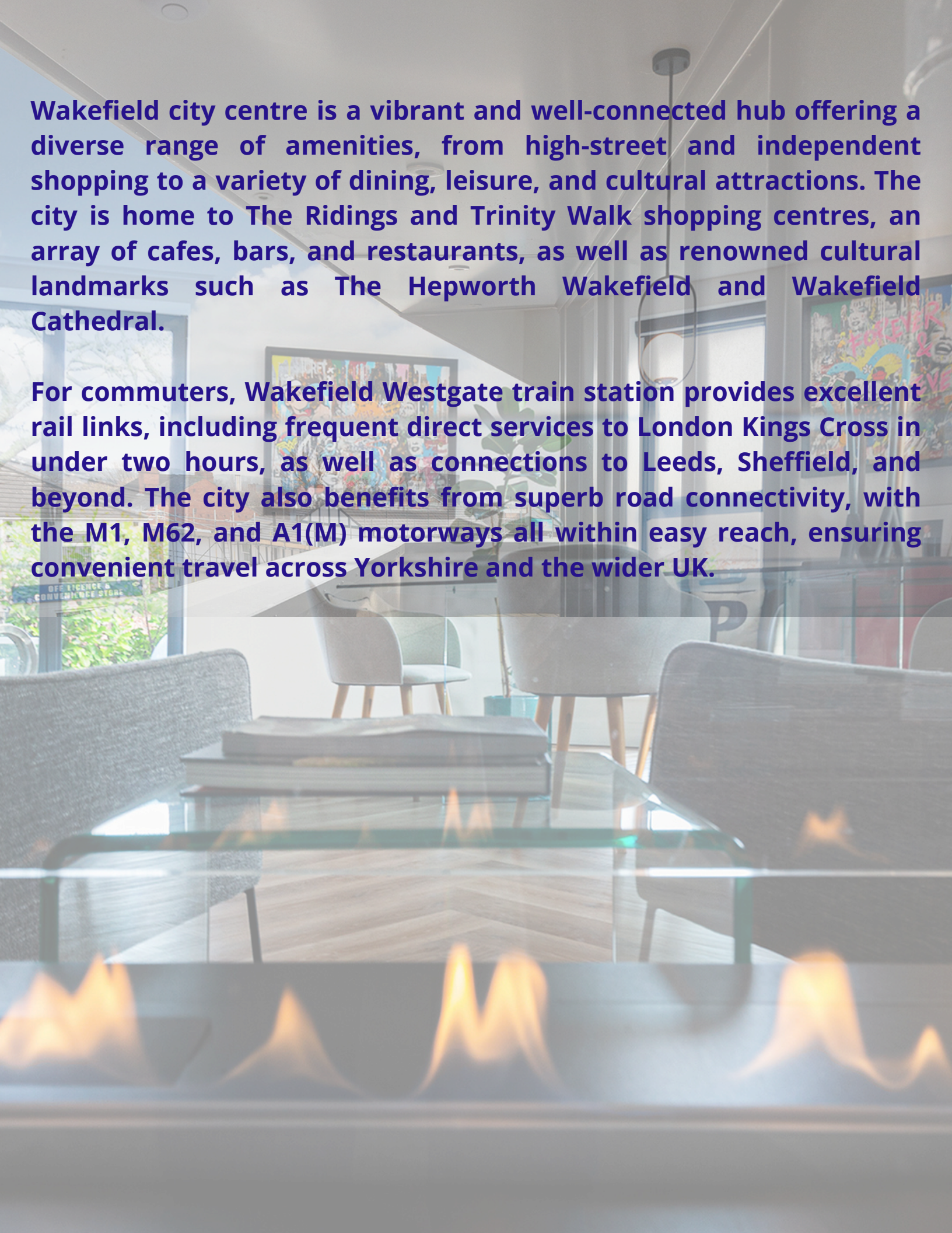




Second Floor

Approx 26 sq m / 278 sq ft

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Wakefield city centre is a vibrant and well-connected hub offering a diverse range of amenities, from high-street and independent shopping to a variety of dining, leisure, and cultural attractions. The city is home to The Ridings and Trinity Walk shopping centres, an array of cafes, bars, and restaurants, as well as renowned cultural landmarks such as The Hepworth Wakefield and Wakefield Cathedral.

For commuters, Wakefield Westgate train station provides excellent rail links, including frequent direct services to London Kings Cross in under two hours, as well as connections to Leeds, Sheffield, and beyond. The city also benefits from superb road connectivity, with the M1, M62, and A1(M) motorways all within easy reach, ensuring convenient travel across Yorkshire and the wider UK.

Viewings - Strictly by appointment only

Tenure - This property is Freehold

Services - Connected to Mains water, electricity, drainage and gas.

Council Tax - Wakefield Council Band F



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



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