



HODSONS

ASKING PRICE

**£150,000**

**Chantry Waters**

Wakefield, WF1 5ED



HODSONS



Welcome to this exceptional penthouse apartment, offering contemporary living in the heart of Wakefield. Perfectly combining modern living, convenience, and stunning open views, this property is ideal for professionals, couples or downsizers seeking a home that truly stands out.

This impressive property boasts two generously sized double bedrooms, including a luxurious master suite complete with a stylish ensuite bathroom. The open-plan kitchen and living area is the heart of the home, designed for modern living and entertaining. The kitchen is fitted with sleek, high-quality units offering ample storage, while the expansive living space is bathed in natural light thanks to floor-to-ceiling windows.

Step outside onto the remarkable wrap-around balcony to take in panoramic, uninterrupted views of the surrounding skyline, this private outdoor space is an enviable highlight. The property also benefits from a secure intercom entry system for added peace of mind and two designated car parking spaces in the secure ground-floor garage, offering convenience and safety.

Situated in the centre of Wakefield, this penthouse is within walking distance of a wealth of amenities. Explore a vibrant selection of shops, cafes, and restaurants, or take advantage of the nearby cultural attractions such as The Hepworth Wakefield and Wakefield Cathedral. For fitness enthusiasts, there are several gyms and leisure centres in the area. Families will appreciate the proximity to highly regarded schools and parks, including the stunning Thornes Park. Commuting is effortless with excellent transport connections. Wakefield Westgate and Kirkgate train stations are nearby, providing frequent services to Leeds, Manchester, and London. The M1 and M62 motorways are easily accessible, making this an ideal location for those traveling by car.

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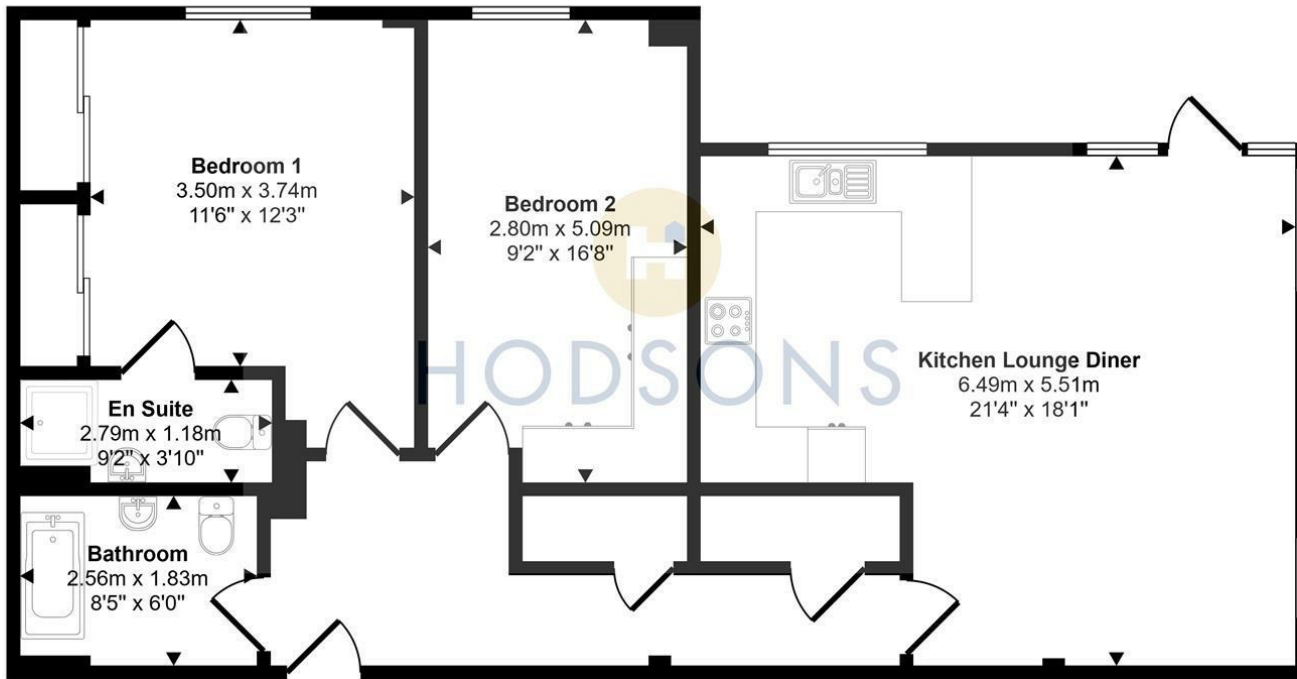
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Approx Gross Internal Area  
87 sq m / 939 sq ft



## Floorplan

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.

## LOCAL AUTHORITY

Wakefield

## TENURE

Leasehold

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<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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