



HODSONS



PCM

£1,800 PCM

Cross Road

Wakefield, WF4 4QE

PROPERTY SUMMARY

Introducing this stunning bespoke executive detached home, designed for modern family living with an impressive specification throughout. Boasting gas central heating and double glazing, the property offers both style and comfort across its expansive layout, which includes two full bathrooms and a total of four toilets.

Upon entering, you are welcomed by a spacious entrance hallway, setting the tone for the elegance within. The ground floor comprises a convenient downstairs w.c., a versatile study/snug ideal for home working or relaxation, and a generous lounge featuring a striking Inglenook fireplace, adding character and warmth to the space. The heart of the home is the expansive modern kitchen, dining, and sitting area, perfect for entertaining and family gatherings. The kitchen is fitted with high-quality units and appliances, while the adjoining utility room provides additional practicality.

To the first floor, the property offers three spacious double bedrooms, including a luxurious master suite complete with a walk-in dressing room area and a private en suite bathroom featuring a bath, separate shower cubicle, sink, and w.c. The main house bathroom, equally well-appointed, serves the remaining bedrooms and includes a bath, separate shower cubicle, sink, and w.c.

The second floor reveals two further generously sized double bedrooms, ideal for guests or older children seeking their own space. A further w.c. completes this level, adding to the convenience of the home.

Externally, the property continues to impress with a small, easily maintained garden area to the front and a private driveway providing off-road parking leading to a detached garage. The attractive rear garden offers a peaceful retreat, ideal for outdoor dining and relaxation.

This exceptional property combines classic charm with modern conveniences, making it the perfect choice for those seeking a spacious and versatile family home in a desirable location. Early viewing is highly recommended

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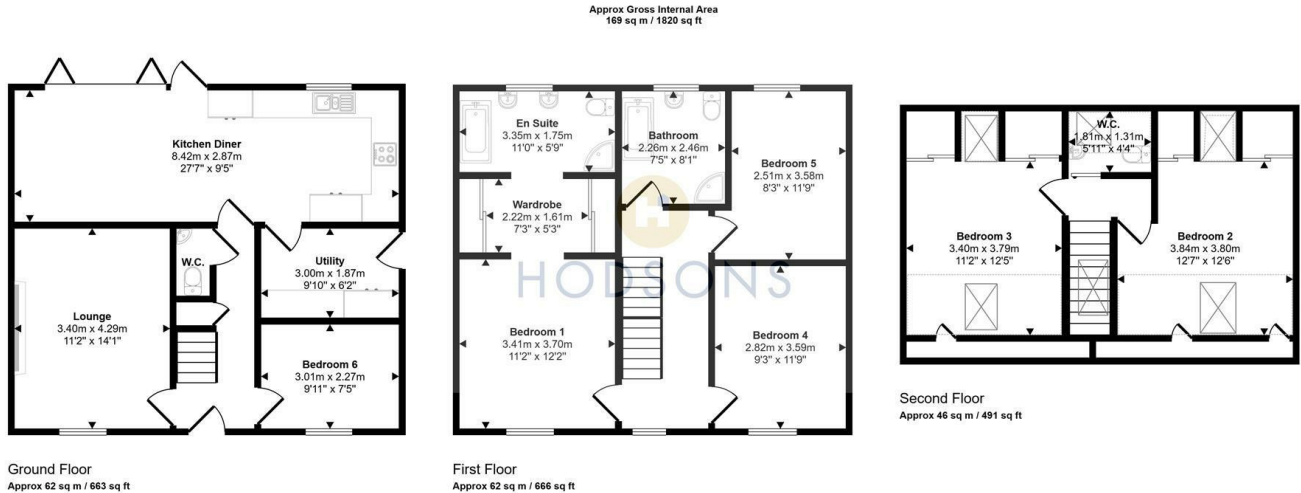
LOCAL AUTHORITY
Wakefield Metropolitan District council

TENURE

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
<i>Not energy efficient - higher running costs</i>		
(1-20) G		
England & Wales	EU Directive 2002/91/EC	



Denotes head height below 1.5m

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.

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



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