

5 HALL CROFT  
NETHERTON  
WAKEFIELD  
WF4 4HS

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HODSONS

## **Charming Detached Bungalow with Stunning Countryside Views**

Situated at the head of a peaceful cul-de-sac, this detached true bungalow is offered to the market for the first time in 45 years and presents a rare opportunity to acquire a home with breathtaking, far-reaching views over adjoining farmland—perfectly positioned to enjoy spectacular sunsets.

Requiring a full scheme of updating, the property offers excellent potential for those looking to create a home tailored to their tastes. The accommodation comprises: a welcoming entrance hall, a spacious lounge featuring a bay window that frames the stunning rural outlook, three well-proportioned bedrooms, a kitchen, and a bathroom. Benefiting from a gas central heating system and UPVC double glazing, the home provides a solid foundation for modernisation. There is also potential to add further accommodation to the roof space subject to usual planning and building regulation requirements. Externally, the property enjoys a private front garden, complete with a charming arbour, offering a relaxing retreat. A driveway provides off-road parking and leads to an attached good size single garage.

This is a rare chance to purchase a bungalow in such a desirable location, offering peaceful surroundings with the convenience of local amenities just a short distance away. Viewing is highly recommended to fully appreciate the potential on offer.

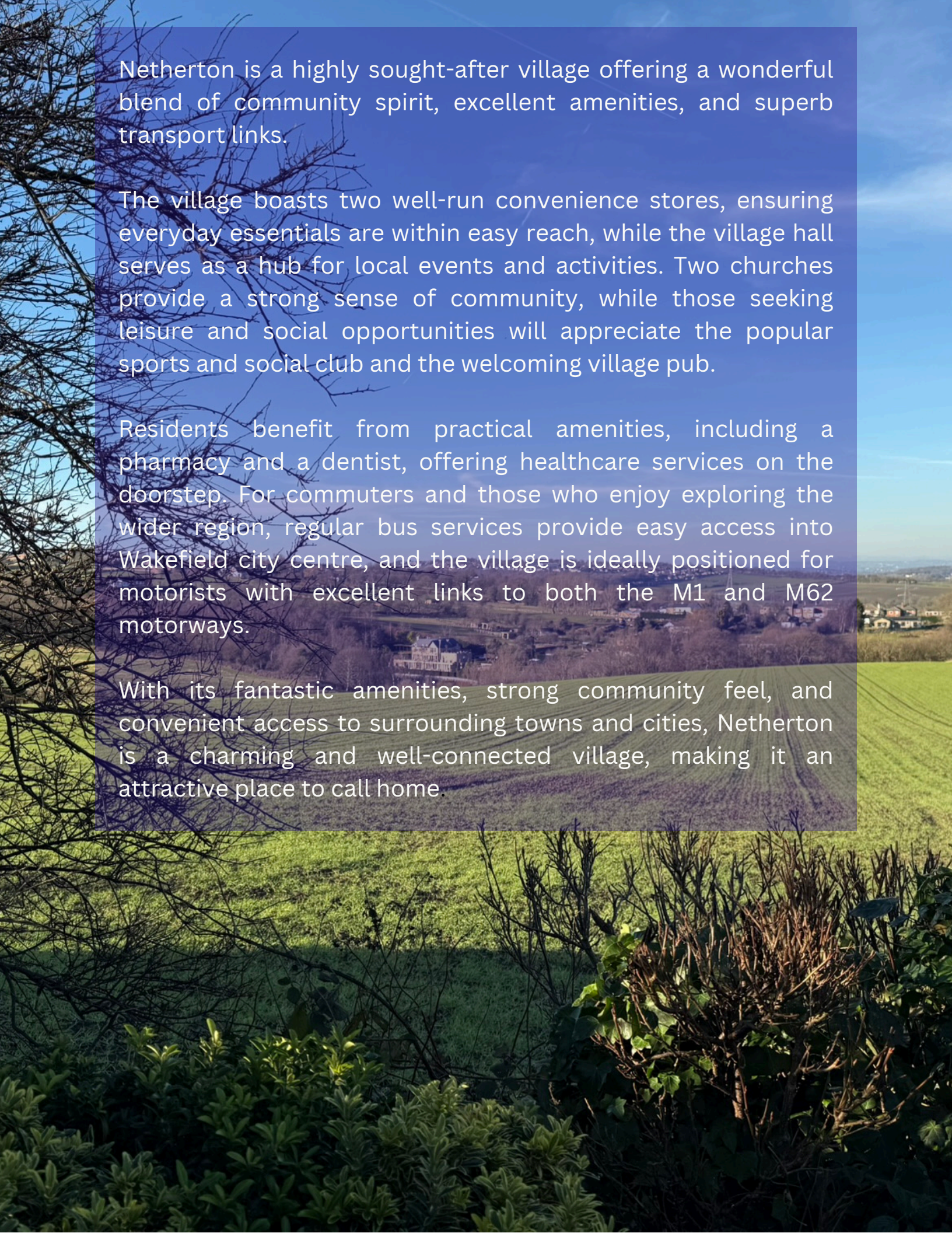




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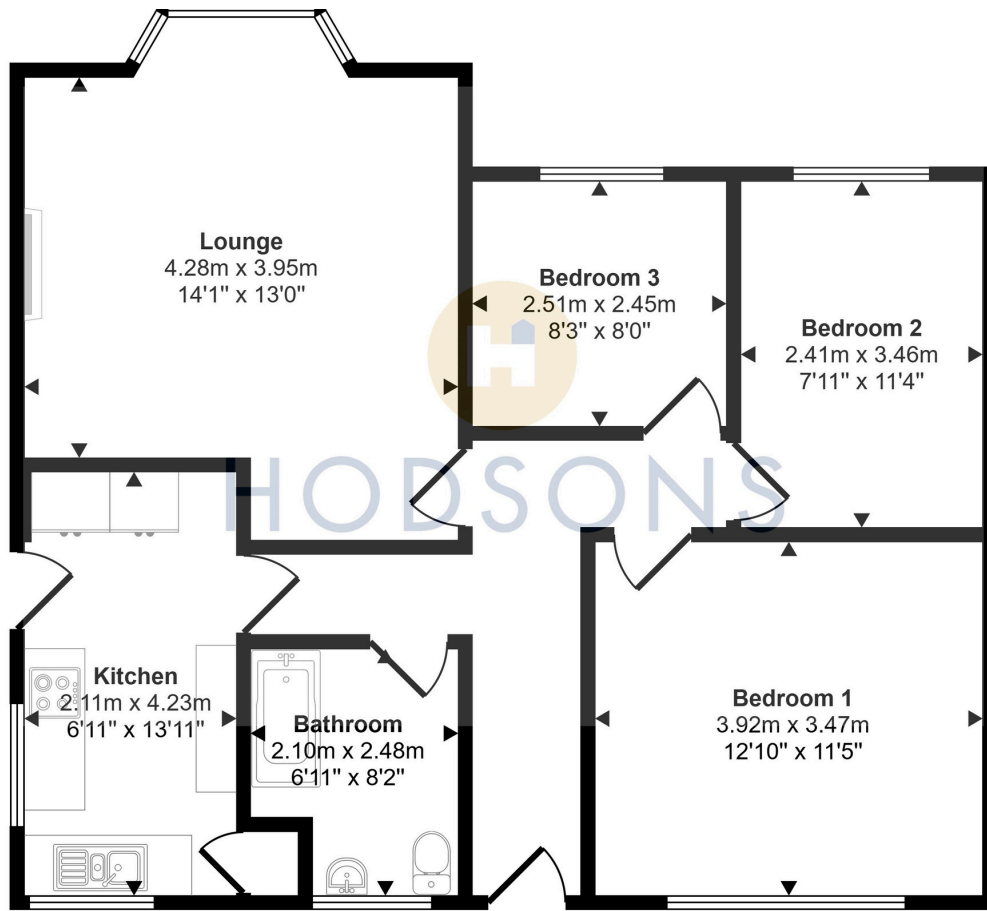


Netherton is a highly sought-after village offering a wonderful blend of community spirit, excellent amenities, and superb transport links.

The village boasts two well-run convenience stores, ensuring everyday essentials are within easy reach, while the village hall serves as a hub for local events and activities. Two churches provide a strong sense of community, while those seeking leisure and social opportunities will appreciate the popular sports and social club and the welcoming village pub.

Residents benefit from practical amenities, including a pharmacy and a dentist, offering healthcare services on the doorstep. For commuters and those who enjoy exploring the wider region, regular bus services provide easy access into Wakefield city centre, and the village is ideally positioned for motorists with excellent links to both the M1 and M62 motorways.

With its fantastic amenities, strong community feel, and convenient access to surrounding towns and cities, Netherton is a charming and well-connected village, making it an attractive place to call home.



Floorplan

**Tenure** This property is freehold.

**Services** Connected to mains water, drainage, electricity and gas.

**Council Tax** Wakefield Council Tax Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		