



HODSONS



ASKING PRICE

£235,000

Edmonstone Close

Wakefield, WF2 6UE



Located within the highly sought-after Waterton Green development, this delightful two-bedroom semi-detached home offers stylish and contemporary living tailored exclusively for the over 55s. Constructed by Engie, the property boasts well-appointed accommodation and is tastefully presented throughout, making it a truly inviting place to call home.

Upon entering, you are welcomed into a spacious entrance hall, complete with a convenient cloakroom/WC. The heart of the home is the stunning open-plan kitchen, living, and dining area – a superbly designed space perfect for both relaxing and entertaining. The kitchen is fitted with high-quality units, offering ample storage and worktop space, while the French doors provide a seamless transition to the rear garden, flooding the room with natural light. Upstairs, two generously sized double bedrooms await, with the principal bedroom benefiting from a spacious walk in wardrobe. There is also a well appointed shower room.

Externally, the property enjoys a tarmac driveway to the front, providing off-road parking, while the rear garden offers a delightful outdoor retreat. A small paved patio area leads onto a lawn, creating the perfect spot to enjoy a morning coffee or unwind on a warm evening.

One of the key highlights of Waterton Green is its welcoming community atmosphere. Residents have exclusive access to the Community Hub, which offers a range of communal facilities and opportunities to socialise with neighbours.

Offered to the market with no onward chain, this exceptional home is ready for its next owners to move in and enjoy. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

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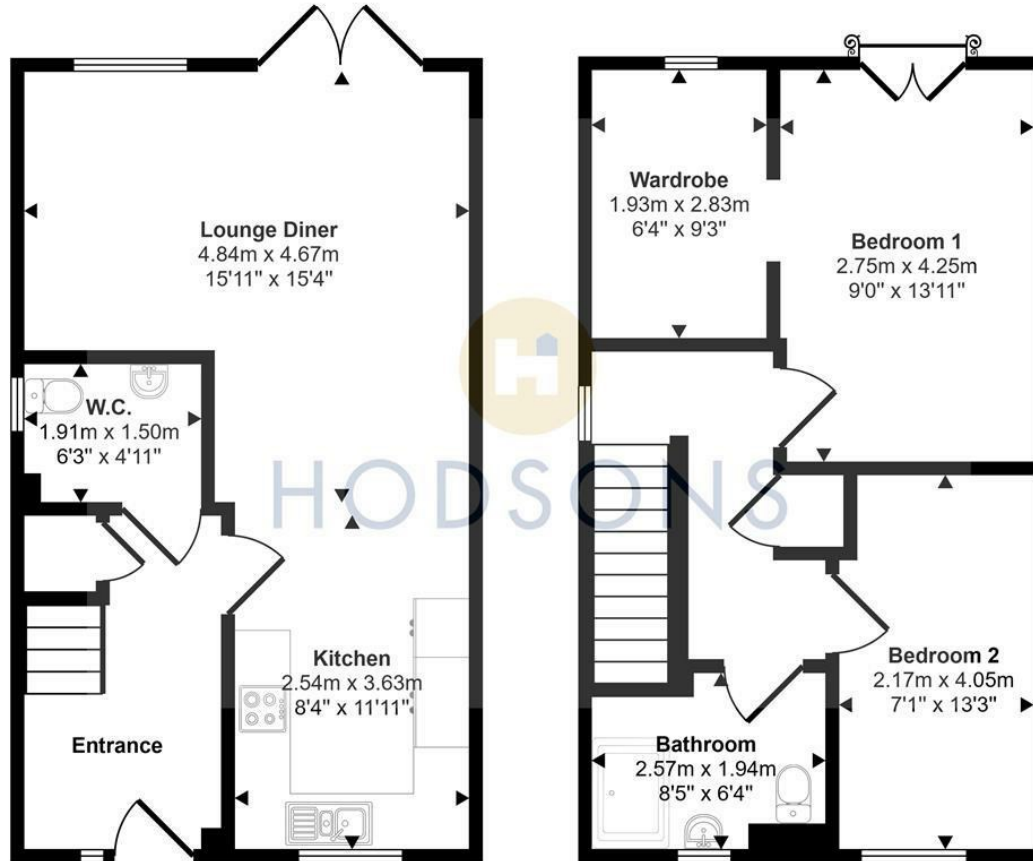








Approx Gross Internal Area
82 sq m / 882 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft

First Floor
Approx 41 sq m / 440 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.

LOCAL AUTHORITY

Wakefield

TENURE

Leasehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A		89	90
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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



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