



HODSONS



ASKING PRICE

£430,000

Northfield Lane

Wakefield, WF4 5JF



Positioned on a generous corner plot in the highly sought-after area of Horbury, this beautifully extended four-bedroom semi-detached home seamlessly blends 1930s character with modern style and luxury.

Stepping inside, the inviting entrance hallway features solid oak flooring and a striking staircase leading to the first floor. The tastefully presented lounge benefits from a double-glazed bay window, flooding the space with natural light and enhancing the home's timeless charm.

At the heart of the home is the stunning dining kitchen, designed for both family life and entertaining. Featuring a double-glazed bay window, this beautifully appointed space boasts a range of quality base and wall units, solid wood work surfaces, and high end appliances, including two electric ovens, an induction hob, an integrated fridge freezer, and a dishwasher. A central island with a breakfast bar offers a stylish and social space for casual dining, complemented by solid oak flooring throughout.

Adjacent to the kitchen is a versatile area, with patio doors opening onto the landscaped rear garden. The ground floor also includes a spacious double bedroom and a contemporary shower room with a shower cubicle, hand wash basin, and W.C.

Upstairs, the first-floor landing provides access to a boarded loft space and three well-proportioned double bedrooms. The luxurious family bathroom is beautifully designed, featuring a free-standing bath, separate walk-in shower, modern vanity unit, and stylish tiling, all illuminated by spotlights.

Externally, the property enjoys a larger-than-average plot, with an enclosed landscaped garden to the front and rear, offering a high degree of privacy. A generous driveway to the side provides ample off-road parking for multiple vehicles.

Ideally situated in Horbury, a thriving town known for its busy high street, independent shops, cafés, and excellent schools, this home also benefits from superb transport links to Wakefield, Leeds, and beyond.

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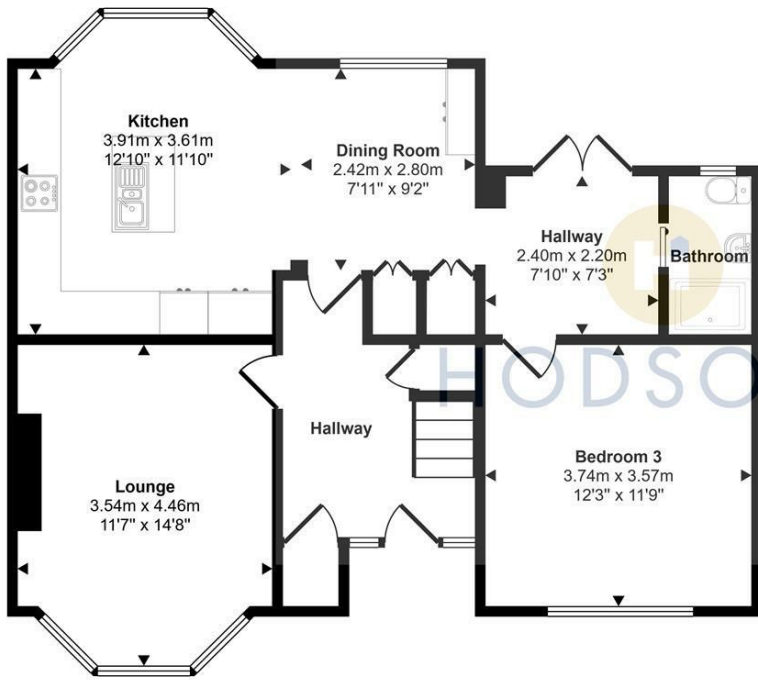
HODSONS



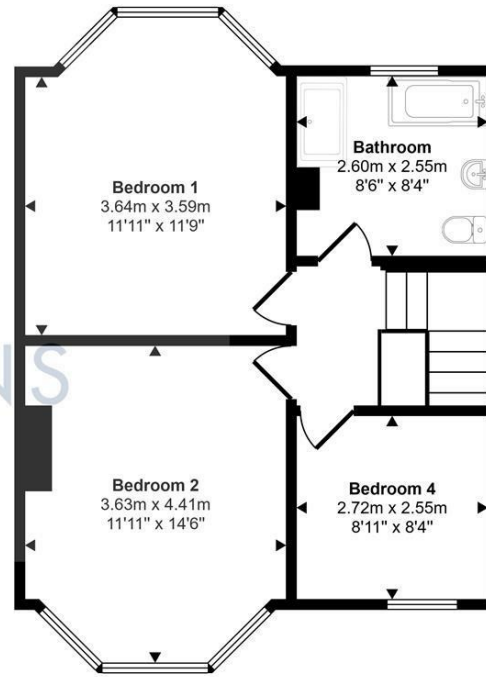


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Approx Gross Internal Area
123 sq m / 1320 sq ft



Ground Floor
Approx 72 sq m / 774 sq ft



First Floor
Approx 51 sq m / 546 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

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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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