



HODSONS

OFFERS IN EXCESS OF

£400,000

Johnson Road

Wakefield, WF2 9BU



HODSONS

Positioned within a highly regarded and conveniently located development, this impressive modern detached family home offers well-appointed, spacious accommodation ideal for contemporary family living. Set just a short distance from Junction 40 of the M1, the property is ideally situated for commuters, providing easy access to Wakefield, Leeds, and the wider motorway network.

Upon entering, you are welcomed into a generous entrance hall with a useful guest W.C. The lounge, located to the front of the property, features a bay window that floods the room with natural light, creating a bright and inviting space for relaxation. To the rear, the heart of the home lies in the superb open-plan kitchen and dining area, complete with a range of sleek contemporary units, integrated appliances, and ample space for family dining and entertaining. French doors open directly onto the rear garden, enhancing the indoor-outdoor flow. A practical utility cupboard provides further convenience and storage.

Upstairs, the property offers four well-proportioned bedrooms, including a spacious master bedroom with modern en suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the rear garden is a true highlight. A full-width patio provides the perfect space for outdoor dining and entertaining, leading onto a beautifully maintained lawned garden. The standout feature is a built-in pizza oven—an attractive and functional addition, perfect for summer gatherings.

To the front, a private driveway provides off-road parking and leads to a detached single garage.

This superb property offers an ideal opportunity for families seeking modern, move-in ready accommodation in a convenient and desirable location. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

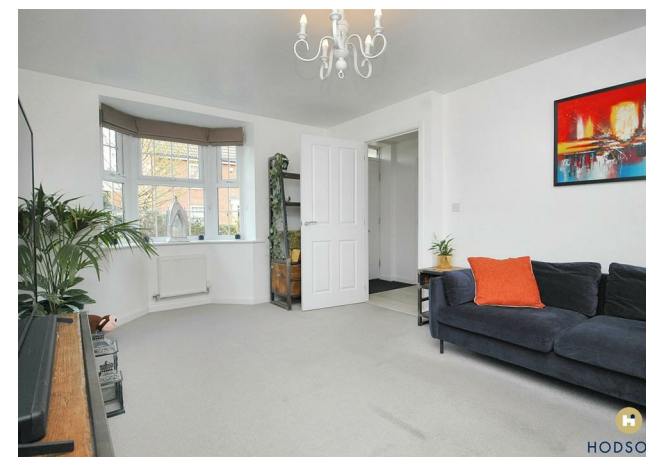
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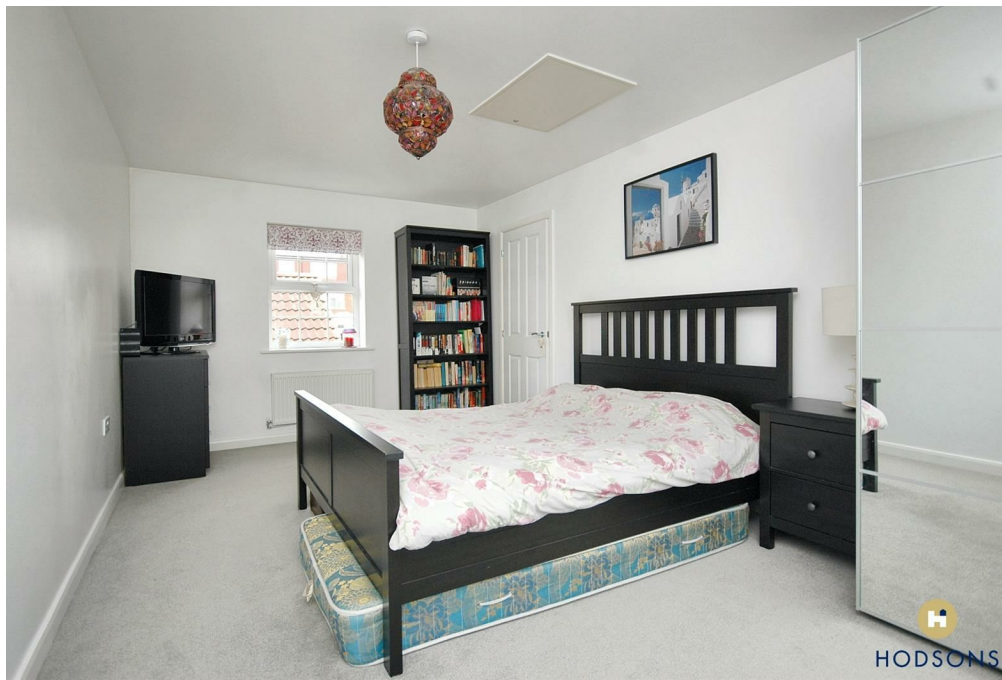


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HODSONS





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LOCAL AUTHORITY

Wakefield

TENURE

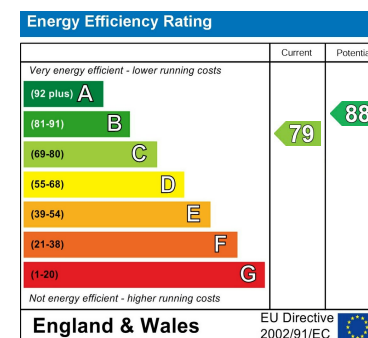
Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only



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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OFFICE DETAILS

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