



# HODSONS

ASKING PRICE

**£400,000**

**Park Hill Way**

Wakefield, WF1 5FS



## PROPERTY SUMMARY

A stylish and well-maintained four-bedroom detached home positioned on Park Hill Way in Wakefield. Offering modern interiors, generous living space and a family-friendly layout, this property delivers an appealing blend of comfort, practicality and contemporary design. With open-plan living areas, upgraded finishes and attractive outdoor space, it's an excellent choice for buyers seeking a move-in-ready home in a convenient and desirable location.

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#### LOCAL AUTHORITY

Wakefield

#### TENURE

Freehold

#### COUNCIL TAX BAND

E

#### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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



#### OFFICE ADDRESS

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#### OFFICE DETAILS

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