



HODSONS

716 DONCASTER ROAD  
FOULBY  
WAKEFIELD  
WEST YORKSHIRE  
WF4 1PX



HODSONS

**This is a truly outstanding Edwardian family home which has been improved and enhanced by the present owners to provide living accommodation of the highest quality but still in keeping with the period of the property.**

Presented and maintained to an exceptional standard and offering a high level of specification throughout, an internal appraisal is strongly recommended if the accommodation is to be fully appreciated and understood.

The spacious and versatile living space briefly comprises; impressive reception hall with feature staircase, lounge, office and snug. The kitchen has a pleasant sitting area and is fitted with a range of quality units and appliances complete with matching island unit. There is also a separate utility room and cloakroom to the ground floor.

On the second floor a spacious landing with attractive views over the garden and beyond gives access to four double bedrooms, two of which have well appointed en suite shower rooms and the main family bathroom is also located on this level.

Vehicle access is via secure automatic electric gates onto the driveway providing ample off street parking leading to a detached garage. A block paved patio area from the dining/sitting room with gated access leads to the front garden. To the front a planted rockery with paved stairwell leading to an extensive lawned garden, all enclosed by well established tree and shrub borders providing a good degree of privacy.

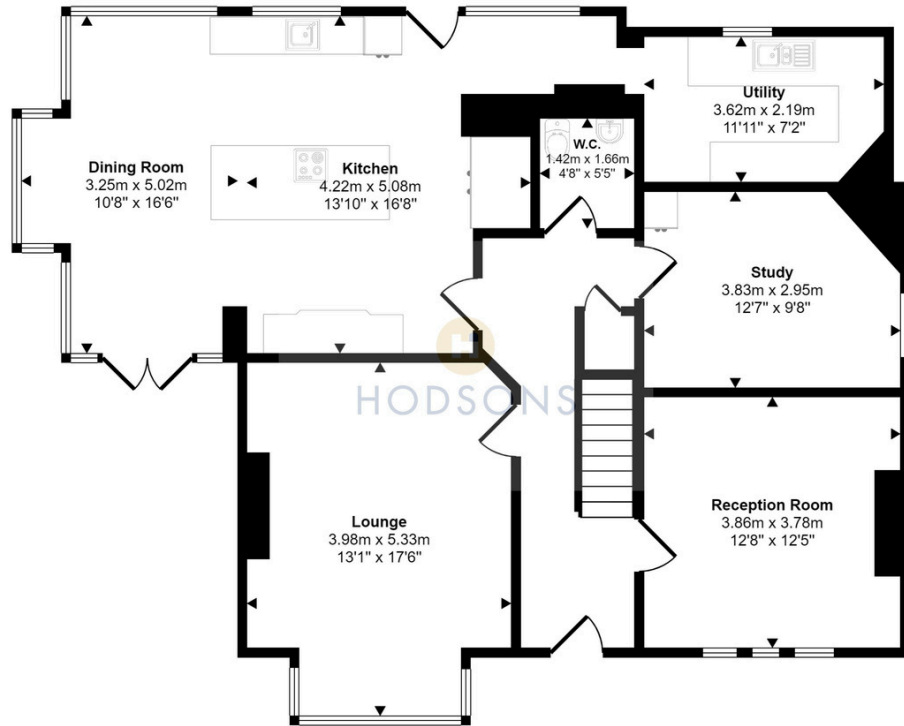
Located between Towers Lane and Doncaster Road, Foulby, an ideal commuter base. Wakefield is around a ten to fifteen minute drive away along with both the M1 and M62 motorways from where Leeds and other commercial centres of West and South Yorkshire regions can be accessed.





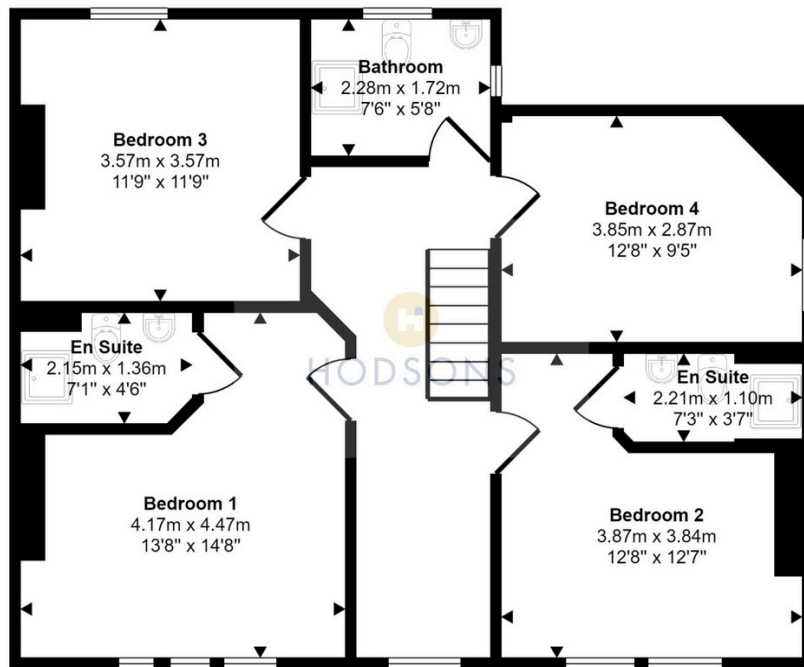






**Ground Floor**  
Approx 110 sq m / 1184 sq ft

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.



**First Floor**  
Approx 76 sq m / 822 sq ft

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**Viewings - Strictly by appointment only**

**Tenure - This property is Freehold**

**Services - Connected to Mains water and electricity and gas**

**Council Tax - Wakefield Council Band E**

**Broadband Estimated Speed - 16mbps standard / 80mbps superfast**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	52 E	
21-38	F		
1-20	G		



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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