



## 1 Hoult Court, Wakefield

West Yorkshire, WF1 2ZJ

Asking Price:  
**£359,950**

Holroyd Miller have pleasure in offering for sale this modern four bedroom detached family home occupying a large generous corner plot providing an extreme amount of off-street parking on this popular and convenient position closet to Wakefield city centre. Offered with immediate vacant possession and offering a move with a minimum of fuss. The well-planned accommodation briefly comprises entrance reception hallway, spacious living room with two set of French doors leading onto the rear garden, open plan kitchen/diner being well appointed with a range of built in appliances, adjacent utility room with ground floor cloakroom/wc. To the first floor, four bedrooms with master bedroom having fitted wardrobes, ensuite shower room, house bathroom with shower over bath. Outside, gardens to three sides with ample off-street parking leading to single car garage all being enclosed. Located within walking distance of local amenities including shops, supermarkets, restaurants and excellent schools, making this an extremely convenient location. Realistically Priced to encourage an early sale. Viewing Essential.



### Entrance Reception Hallway

With double glazed entrance door, laminate wood flooring, central heating radiator, built in storage cupboard.

### Living Room 20'4" x 10'6" (6.2m x 3.2m).

A light and airy room with two sets of double-glazed French doors leading onto the rear garden, laminate wood flooring, central heating radiator, double glazed window.



### Kitchen Diner 20'3" x 11'7" (6.17m x 3.53m).

Fitted with a matching range of contemporary style fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, a range of integrated appliances including, double oven hob with extractor hood over, dishwasher, fridge, freezer, tiling between the worktops and wall units, central heating boiler, double glazed windows make this a light and airy room.

### Utility Room

Fitted with a matching range of wall and base units, worktop areas, rear entrance door.



For additional information and full photo gallery please visit [www.holroydmiller.co.uk](http://www.holroydmiller.co.uk)



### Cloakroom

Having pedestal wash basin, low flush w/c, tiling, central heating radiator.

### Stairs lead to First Floor Landing

With storage cupboard.

### House Bathroom

Furnished with modern contemporary style white suite comprising pedestal wash basin, low flush w/c, panelled bath with shower over and shower screen, tiling, central heating radiator.



### Bedroom 9'3" x 8'8" (2.82m x 2.64m).

With two double glazed windows, central heating radiator.

### Master Bedroom 12'2" x 11'4" (3.7m x 3.45m).

Having fitted mirrored wardrobes, double glazed window, central heating radiator.

### Ensuite Shower Room

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, shower cubicle, chrome heated towel rail, tiling.



### Bedroom 8'8" x 9'3" max (2.64m x 2.82m max).

With two double glazed windows, central heating radiator.

### Bedroom to Rear 10'8" x 11'3" (3.25m x 3.43m).

With double glazed window, central heating radiator.

### Outside

The property occupies a generous corner position with open plan lawn garden to the front, to the rear, further lawn garden with paved patio area, large gravelled off street parking area ideal for those wishing to work from home with single car garage all being enclosed.



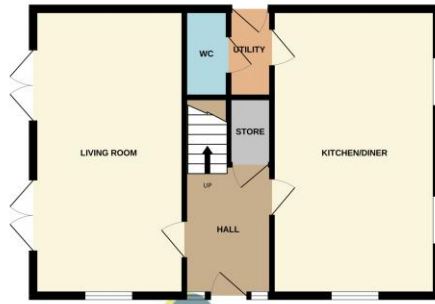
Please note the property is located adjacent to some former Mining Works which have since been capped off.

### Council Tax Band - D

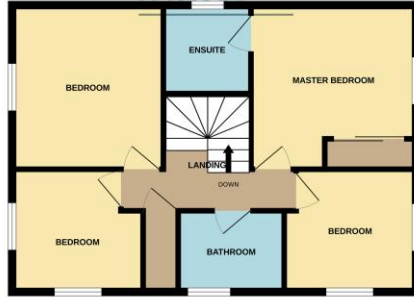
Tenure - Freehold

Viewing - By appointment through Holroyd Miller

GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract