



 **4**  
Bedrooms

 **2**  
Bathrooms

Asking Price £350,000  
Hopewell Way, Crigglestone, Wakefield, WF4



A lovely four bedroom detached family home situated in a quiet cul-de-sac within a prime location. Boasting from its off road parking, garage, generously spacious rooms and complimented with its well maintained gardens. With double glazing, gas central heating throughout and a close proximity to local shops, pubs, further amenities, transport links and reputable schools.

We don't expect this property to stick around for long, use this opportunity to arrange your highly advised viewing and avoid disappointment.

Delighted to welcome to the market this lovely four bedroom detached family home situated in a quiet cul-de-sac within a prime location. Boasting from its off road parking, garage, generously spacious rooms and complimented with its well maintained gardens. Also with double glazing, gas central heating throughout and a close proximity to local shops, pubs, further amenities, transport links and reputable schools.

Briefly accommodating a lounge, dining room, kitchen, four bedrooms with an en suite leading from the first bedroom and family bathroom.

Properties like this don't come around often. We don't expect this property to stick around for long, use this opportunity to arrange your highly advised viewing and avoid disappointment.

**Entrance Hall:** Welcomed into the property via the composite entrance door into the hallway with laminate flooring, a wall mounted radiator, stairs rising to the first floor and access to rooms on the ground floor.

**Lounge:** The lounge offers fitted carpet, a wall mounted radiator, an electric fire with a feature surround and a PVCu double glazed bay window to the front elevation.

**Dining Room:** The dining room provides fitted carpet, a wall mounted radiator and a PVCu double glazed window to the rear.

**Kitchen:** The kitchen is fitted with a range of wall and base units featuring integral appliances that includes an integral fridge, freezer, dishwasher and an inset sink and drainer with swan neck mixer tap over. Also with space for a free standing cooker with an extractor fan over, tiled flooring, a wall mounted radiator and rear facing PVCu double glazed windows.

**Utility Room:** Offering space and plumbing for a washing machine and tumble dryer, with base units fitted, an inset sink and drainer with taps over, tiled flooring, a rear facing PVCu double glazed window and access to the rear garden via the rear composite door.

**Downstairs WC:** Located on the ground floor offering a low flush WC and pedestal wash hand basin.

**First Floor Landing:** Providing fitted carpets and access to rooms on the first floor.

**Bedroom One:** The first bedroom offers fitted carpets, integral wardrobes to one wall, a wall mounted radiator and an elevated PVCu double glazed window.

**En Suite:** Leading from the first bedroom is the en suite offering a three piece suite comprising a low flush WC, pedestal wash hand basin and step in shower cubicle.

**Bedroom Two:** The second bedroom provides fitted carpets, a wall mounted radiator and an elevated double glazed window.

**Bedroom Three:** The third bedroom has fitted carpets, a wall mounted radiator and an elevated double glazed window.

**Bedroom Four:** The fourth bedroom offers fitted carpets, a wall mounted radiator and an elevated double glazed window.

**Bathroom:** The fully tiled house bathroom features a four piece suite comprising a low flush WC, pedestal wash hand basin, panel bath and large walk in shower cubicle. Also with spot lighting to the ceiling, a wall mounted towel radiator and an elevated double glazed window.



**Coming soon**

