



10 Hoult Court, Wakefield, West Yorkshire, WF1 2ZJ

Ideally situated at the head of a quiet cul-de-sac in a highly popular residential development on the outskirts of Wakefield city centre, this four-bedroom detached home enjoys good local amenities and excellent transport links. A viewing is essential to fully appreciate everything this fabulous family home has to offer.

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General Remarks

Originally built in 2019 by Strata Homes, this modern detached family home is still under NHBC guarantee and offers spacious and versatile living accommodation. Located in a highly regarded, recently completed development an early viewing is highly recommended.

The ground floor accommodation comprises; - spacious front entrance hall with stairs rising to the first floor, understairs storage cupboard, full length living room with dual French doors to the garden, spacious dining kitchen, utility area and a guest WC.

The well-appointed dining kitchen will easily accommodate a dining table, the kitchen has fitted wall and base units, ample worktop space and high-quality integrated appliances include- hob, oven, fridge, freezer and dishwasher. The separate utility area has plumbing for a washing machine.



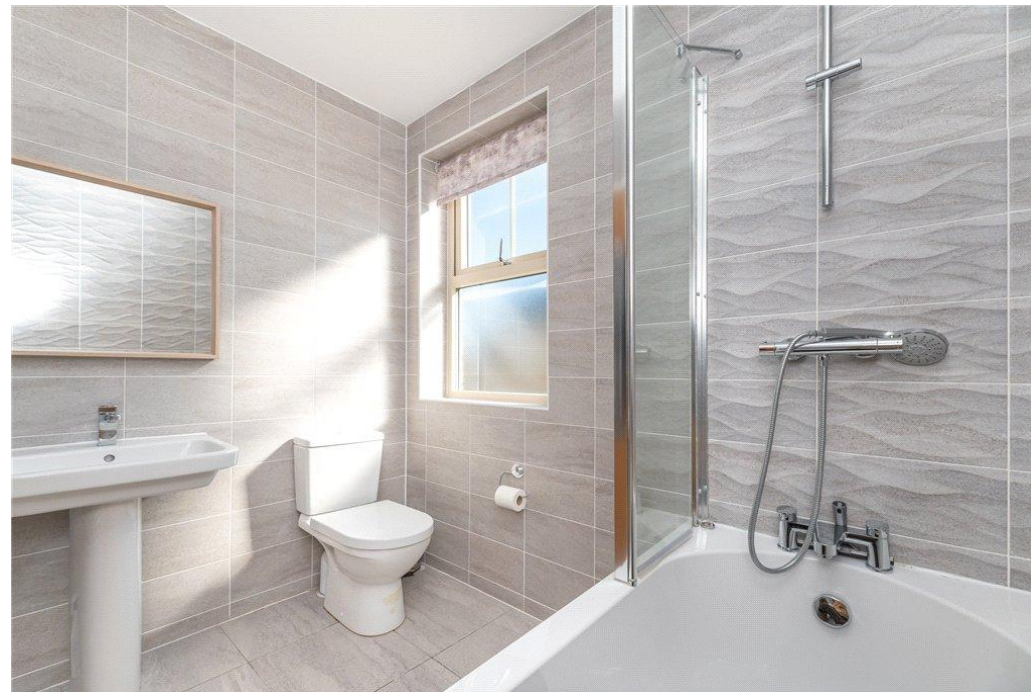
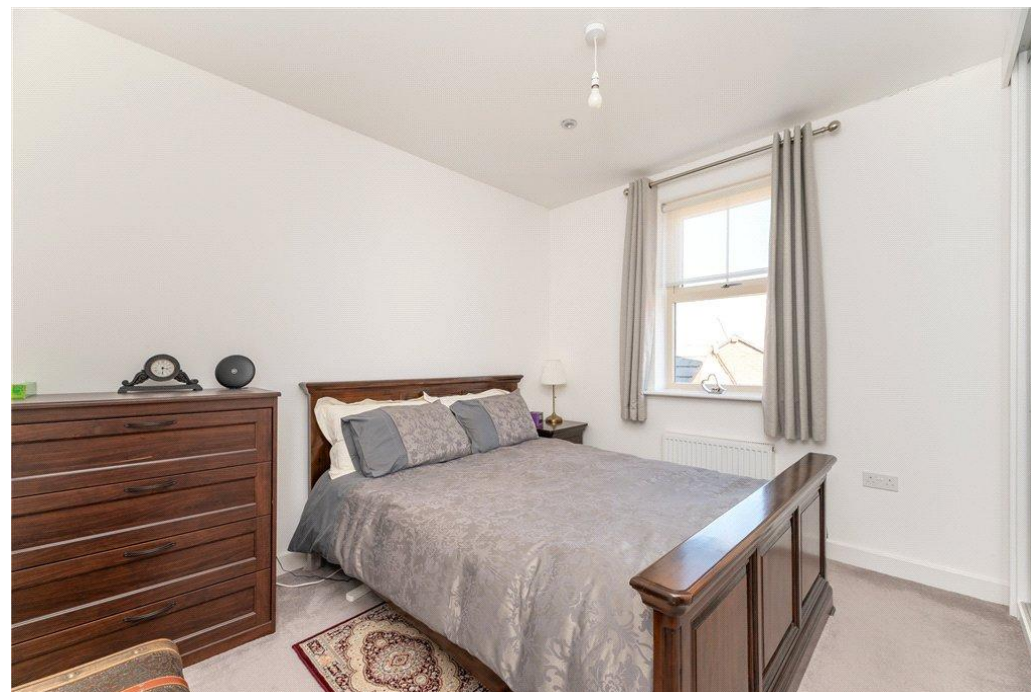
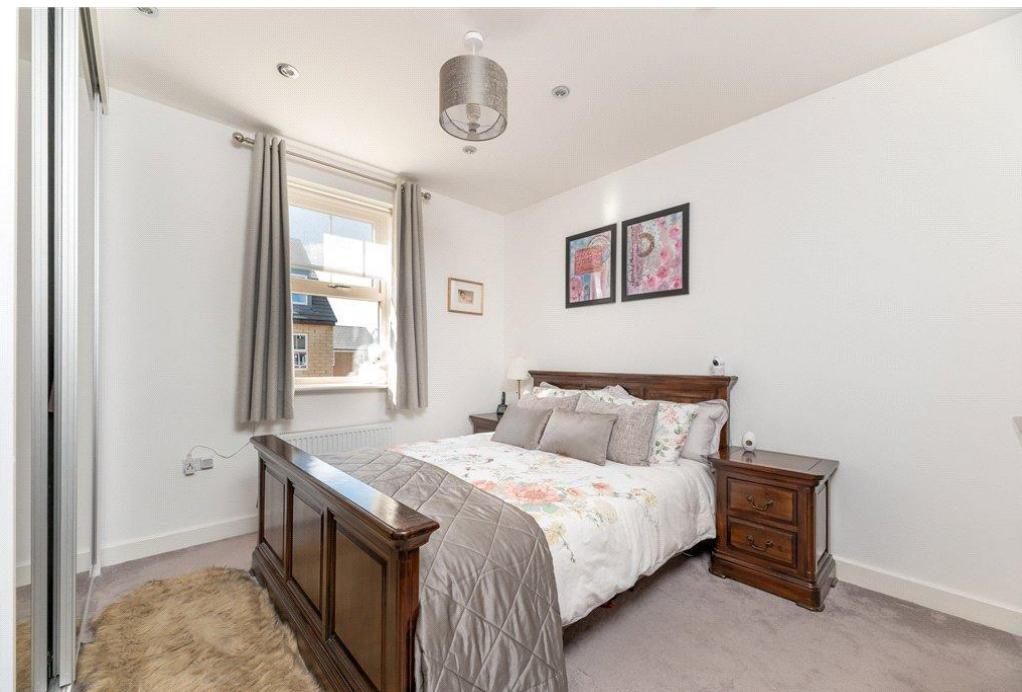
On the first floor there are four bedrooms, all of which have fitted wardrobes. The master bedroom benefits from having an en-suite shower, WC and wash basin. The family bathroom is fully tiled and has a modern white three-piece suite comprising; - bath with shower over, shower screen, WC and wash basin. The boarded loft is accessed from the fourth bedroom and offers a useful additional space having a retractable ladder, fitted light and shelving.

Externally, to the front and side of the property there are small low maintenance gardens with established plants and bushes. The larger rear garden is fully enclosed, mainly laid to lawn with a patio area providing the perfect space for relaxing or alfresco dining. There is ample off-street parking in front of the garage which has fitted light and power and the driveway has an EV charging point.

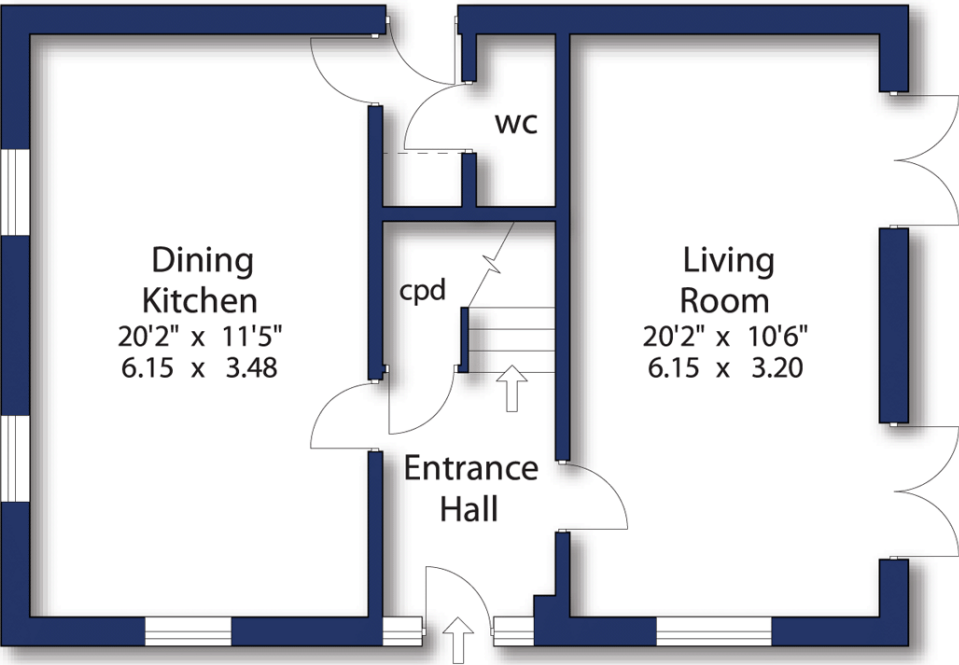
We are advised that the property has an annual RMG charge of £192 for the upkeep of communal areas and would recommend that any potential purchaser confirms this independently through their own solicitors.



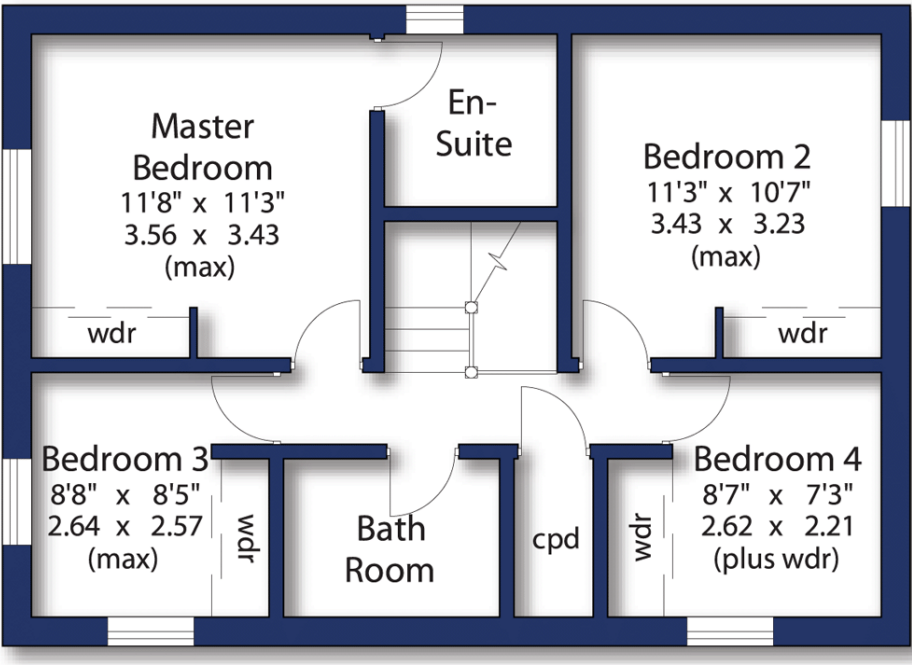




Floorplans



Ground Floor



First Floor

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Local Authority & Council Tax Band

- Wakefield Council
- Council Tax Band E

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

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