



# HODSONS



OFFERS IN THE REGION OF

**£435,000**

**Kingfisher Grove**

Wakefield, WF2 6SD



HODSONS

This substantial detached house offers impressively spacious and well-maintained accommodation, ideal for growing families. The ground floor provides extensive living space, perfect for multi-generational living, featuring an open-plan lounge and dining area, a modern kitchen with quality shaker-style units, and a large double bedroom, perfect for those needing accessible accommodation. There is also a separate dining room and a shower room.

Upstairs, you'll find two further double bedrooms, a single bedroom, and a family bathroom. The property boasts established front and rear gardens, off-road parking with a block-paved driveway, a carport, and an attached garage.

Located in the highly regarded area of Sandal, the house is close to local amenities, schools, and excellent transport links via the M1 motorway and Sandal/Agbrigg train station. Nearby Newmillerdam and Pugneys country parks provide lovely walking spots. The current owner has continuously updated and improved the property, making it a ready-to-move-into family home.

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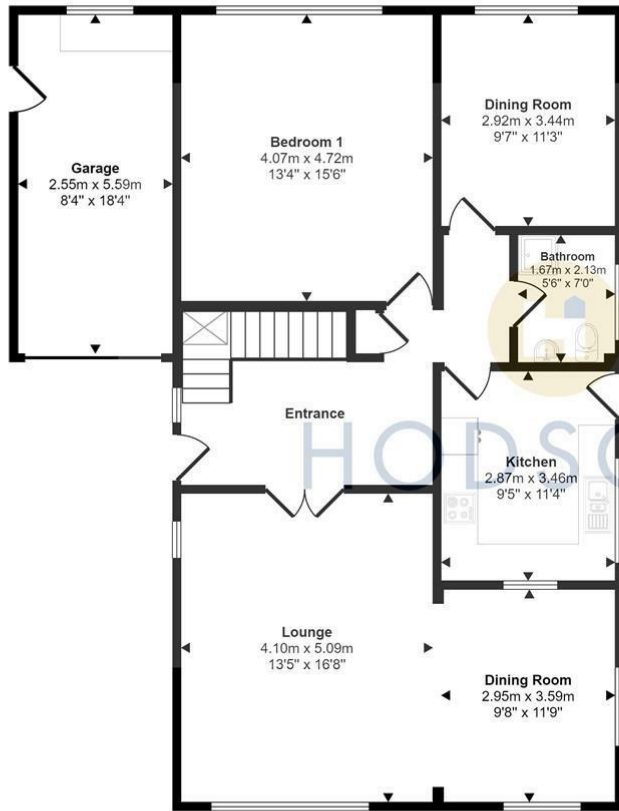




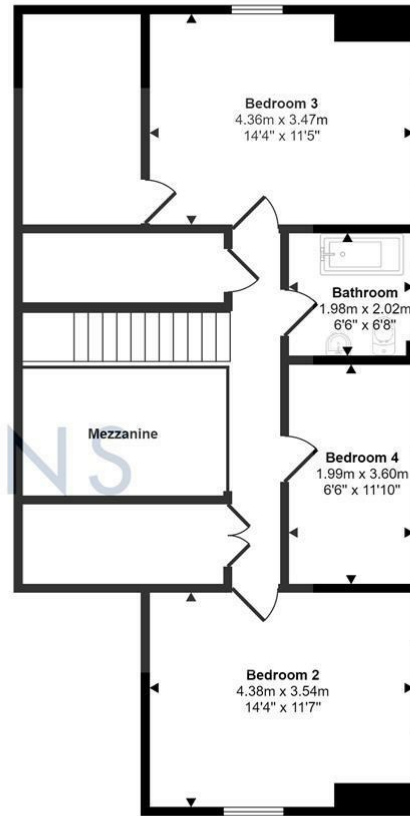




Approx Gross Internal Area  
173 sq m / 1859 sq ft



Ground Floor  
Approx 109 sq m / 1169 sq ft



First Floor  
Approx 64 sq m / 689 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.



**LOCAL AUTHORITY**  
Wakefield

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
F

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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