



# HODSONS



ASKING PRICE

**£355,000**

**Rhubarb Hill**

Wakefield, WF2 0GQ



HODSONS



## PROPERTY SUMMARY

Built in 2019 by Persimmon Homes, this modern four-bedroom detached family home is located on a popular development, ideal for family buyers. The area offers excellent access to a wide range of amenities, including schools for all ages.

The ground floor features a bright lounge with open views to the front, an impressive open-plan kitchen diner with contemporary units and appliances, a separate utility room, and a convenient ground floor W.C..

On the first floor, there are three well-proportioned bedrooms, one with an en suite shower room, and a stylish family bathroom.

The master bedroom is situated on the second floor and offers a private space with its own en suite shower room.

Outside, the fully enclosed rear garden boasts a full-width patio, with steps leading to a lawned area, perfect for outdoor enjoyment. At the rear, there is off-road parking via a driveway and a detached single garage.

This property perfectly blends style, space, and practicality, offering a fantastic opportunity for modern family living.

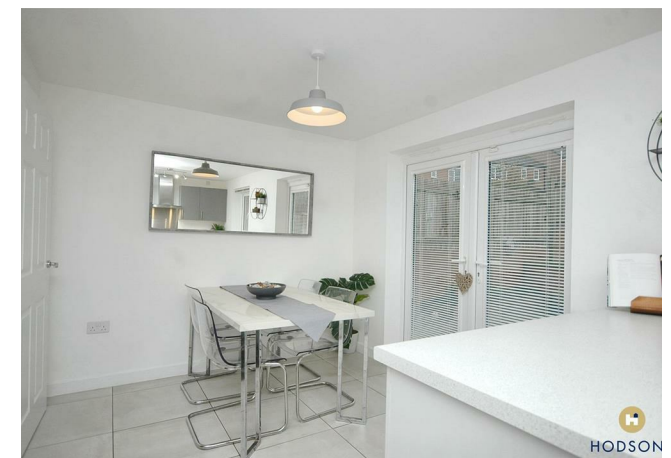
4



3



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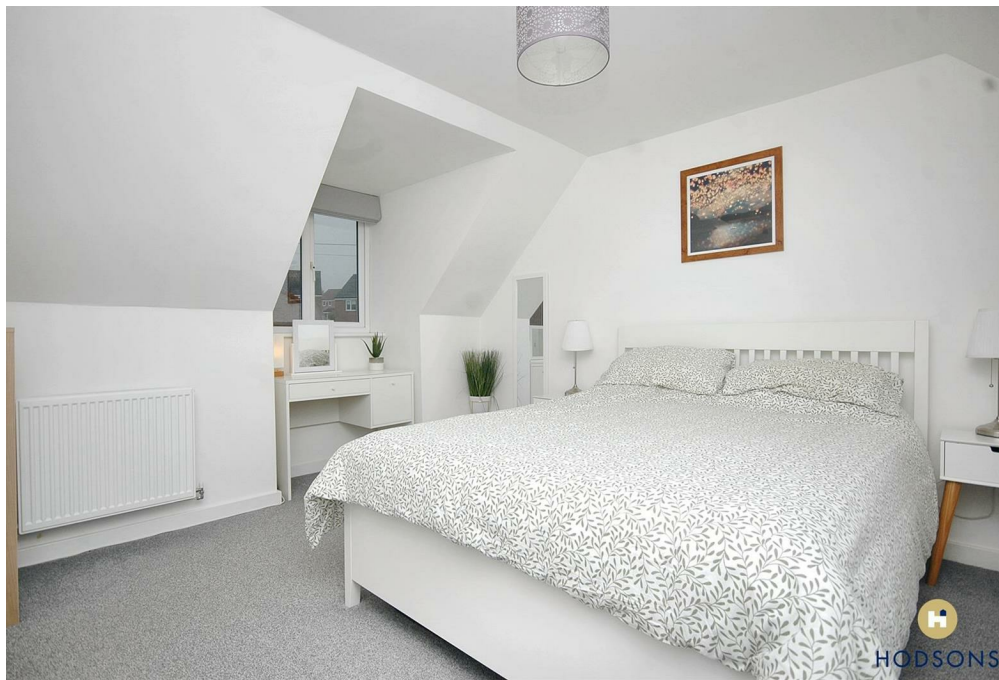






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**LOCAL AUTHORITY**

Wakefield

**TENURE**

Freehold

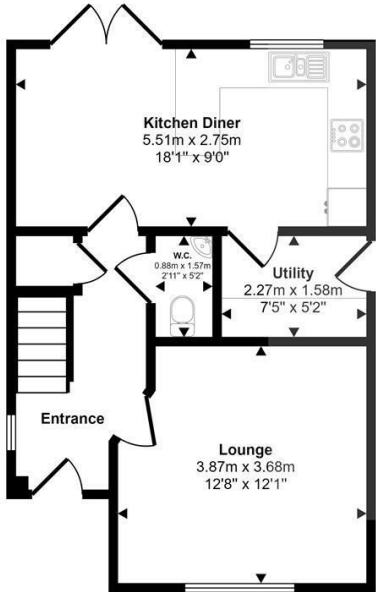
**COUNCIL TAX BAND**

D

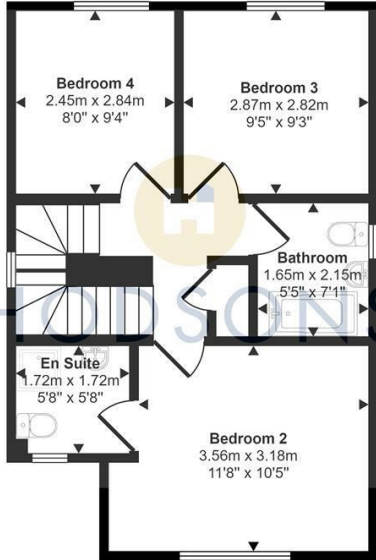
**VIEWINGS**

By prior appointment only

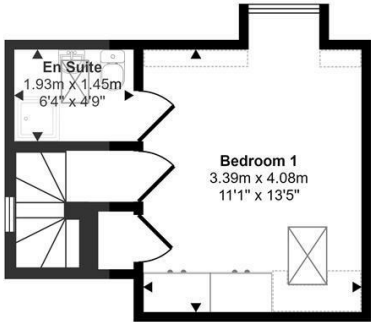
Approx Gross Internal Area  
109 sq m / 1169 sq ft



Ground Floor  
Approx 43 sq m / 465 sq ft



First Floor  
Approx 44 sq m / 473 sq ft



Second Floor  
Approx 21 sq m / 231 sq ft

Denotes head height below 1.5m

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(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			
<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



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**OFFICE DETAILS**

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