



HODSONS

PER MONTH

£1,000 Per Month

Barnswick Close

Pontefract, WF8 3QU



PROPERTY SUMMARY

Available to rent at £1,050.00 per month, this well-maintained three-bedroom property offers a comfortable and versatile living space in a convenient location, just one mile from Pontefract Hospital.

The property comprises ,Entrance Hall, Lounge, Featuring an electric fire Dining Room, enhanced with a charming wood burner, with an open archway leading into the kitchen. Kitchen, Equipped with built-in oven, hob, and extractor. Stairs and Landing leading to three Bedrooms: Two doubles and one single, perfect for families or working professionals.

Impressive House Bathroom: Includes a bath and separate shower cubicle for added convenience

Large rear garden with patio, lawn, and a shed for storage.

Front lawn and driveway parking for two cars.

Additional Information:

Pets considered by the landlord.

Contact us today to arrange a viewing

3



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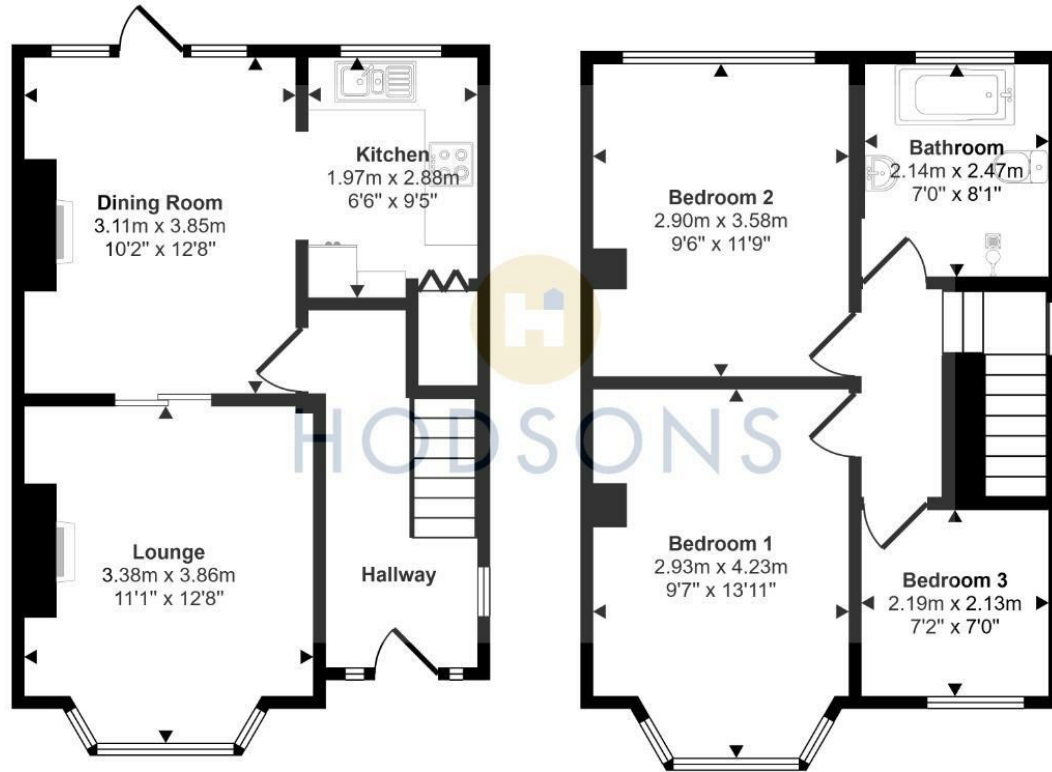


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Approx Gross Internal Area
78 sq m / 844 sq ft



Ground Floor
Approx 39 sq m / 420 sq ft

First Floor
Approx 39 sq m / 424 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

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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
37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS
01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk