



HODSONS

ASKING PRICE

£450,000

Pinfold Lane

Wakefield, WF2 7LN

Located in the sought-after residential area of Sandal, Wakefield, this delightful detached period property combines timeless character with modern conveniences. A perfect family home, the property boasts four spacious bedrooms, well presented interiors, and a versatile layout, all set within generous gardens. Stepping inside, you are greeted by a welcoming entrance hall that leads to a light-filled lounge with feature bay window and a separate dining room, ideal for entertaining. The heart of the home is the impressive breakfast kitchen, fitted with an extensive range of sleek contemporary units, integrated appliances, and ample workspace. Upstairs, you'll find four well-proportioned bedrooms, offering flexibility for growing families or home working, and a family bathroom featuring a modern white suite. Externally, the property is complemented by gardens to both the front and rear, providing tranquil spaces for relaxation or play. At the rear, a detached double garage offers secure parking and additional storage. Recent upgrades include a newly installed gas central heating boiler and solar panels, enhancing energy efficiency and reducing running costs. Located in the prestigious Sandal area of Wakefield, this property benefits from excellent local amenities, including reputable schools, shops, and charming cafés. Sandal Castle and the surrounding parklands provide picturesque walking trails and stunning views, while Wakefield city centre is just a short drive away, offering vibrant shopping, dining, and cultural attractions. Convenient transport links include the nearby Sandal & Agbrigg train station and easy access to the M1 motorway, making it ideal for commuters. Offered to the market with no onward chain, this traditional style home is ready for its next chapter. Early viewing is highly recommended to fully appreciate all this property has to offer.

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LOCAL AUTHORITY

TENURE

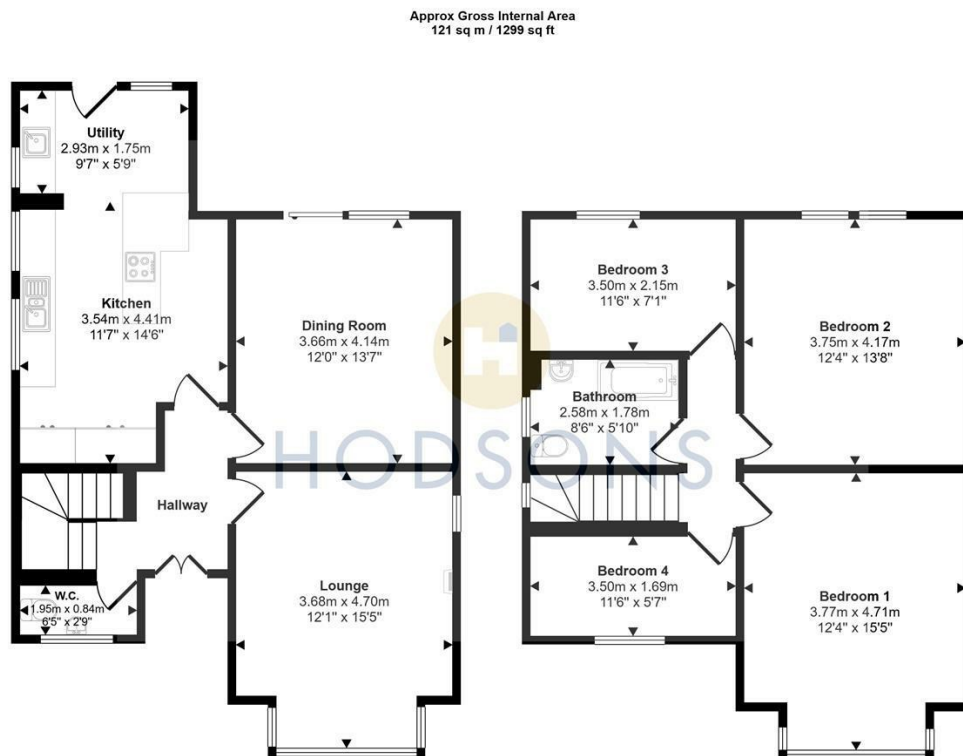
Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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



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