



HODSONS

PER MONTH

£1,050 Per Month

Hazel Grove

Pontefract, WF8 2WE

PROPERTY SUMMARY

Welcome to this 3 bedroom detached family home, ideally situated in the popular and convenient location of Hazel Grove, Pontefract. Comprising of entrance hallway leading to the fitted kitchen complete with integrated oven and hob., open-plan lounge area with a central staircase, creating a lovely sense of flow and space throughout the ground floor. Patio doors to the rear leading to a generous sized enclosed garden.

Upstairs, the property comprises a spacious main bedroom with fitted wardrobes and a private en-suite shower room. There are two further good-sized bedrooms and a well-appointed family bathroom.

Additional features include an attached garage, driveway parking, and front and rear gardens, offering plenty of outdoor space.

The property benefits from excellent local amenities, including schools, colleges, supermarkets, and leisure facilities. The popular Xscape Yorkshire entertainment complex and Pontefract Castle are both just a short drive away.

3



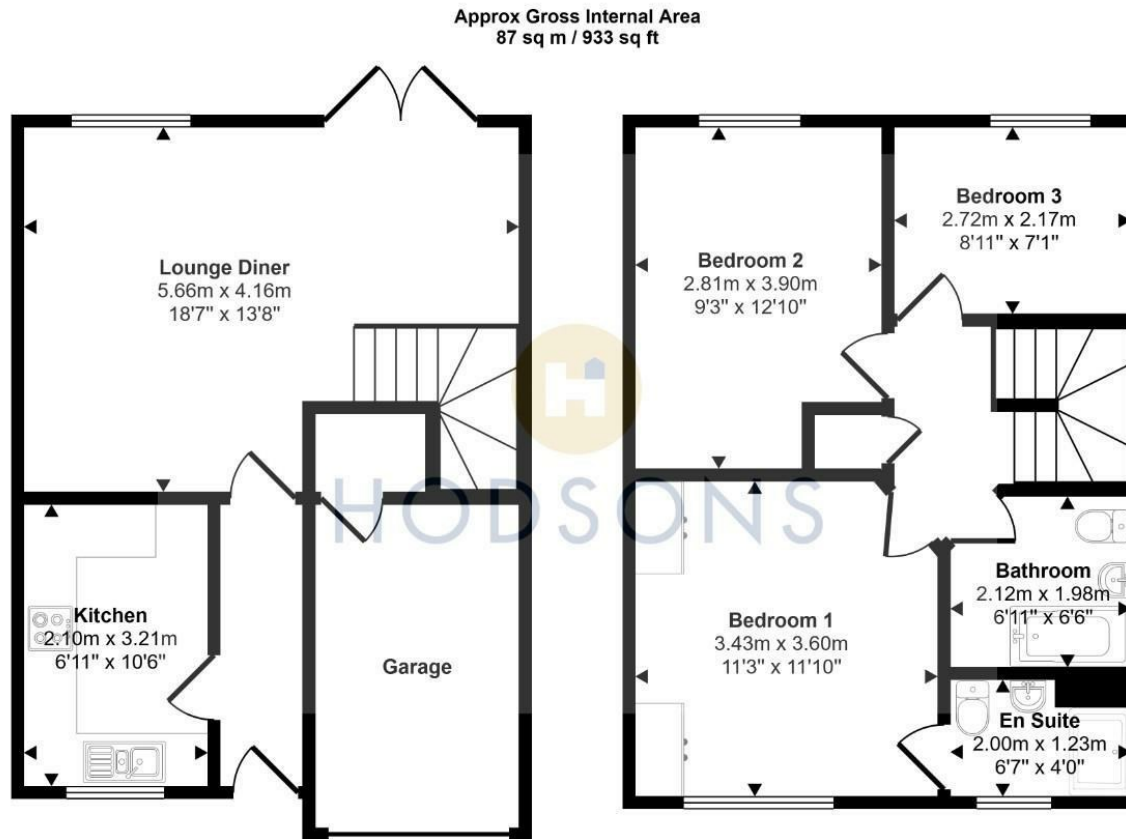
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Wakefield Council

TENURE

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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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