



# HODSONS

PER MONTH

**£1,250 Per Month**

**Kirkgate Lane**

Near Wakefield, S72 9DS





## PROPERTY SUMMARY

We are delighted to present this beautifully presented, recently redecorated 4-bedroom detached property located on the sought-after Kirkgate Lane, near Wakefield. Offering generous living space and modern features throughout, this home is ideal for families or professionals seeking style, comfort, and a touch of countryside charm.

The ground floor comprises a utility room and convenient downstairs WC, alongside a stylish, fully fitted kitchen complete with integrated appliances. The kitchen flows seamlessly into a bright reception area and then into a spacious lounge featuring patio doors and a newly fitted multi-fuel fire—perfect for cosy evenings in.

Upstairs, a feature staircase with a striking large window leads to four well-proportioned bedrooms, including a master bedroom with en-suite and a walk-in dressing room. A contemporary family bathroom completes the upstairs accommodation.

This newer-built property combines all the benefits of modern amenities with cosy charm and character, making it ideal for peaceful family living. Recently redecorated throughout, it's ready to move into and enjoy from day one.

Externally, the property benefits from a well-maintained front lawn, a garage AND one allocated parking space, and a shared driveway.

While carrying a South Yorkshire postcode, the property is located in South Hiendley—a small village nestled on the West Yorkshire/South Yorkshire border, within the parish of Wakefield.

Within straightforward travel to Wakefield, Barnsley and Doncaster and easy access to the M62, M1 and A1 motorway networks allows comfortable travel to Leeds, Sheffield and beyond.

Early viewing is highly recommended to appreciate the space and quality this property has to offer.

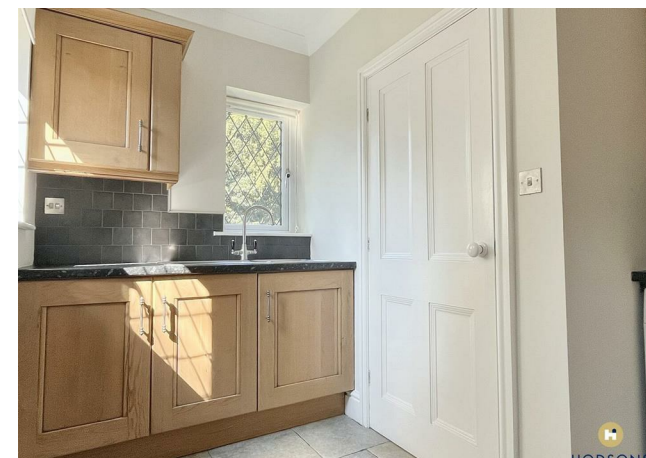
4



2



2



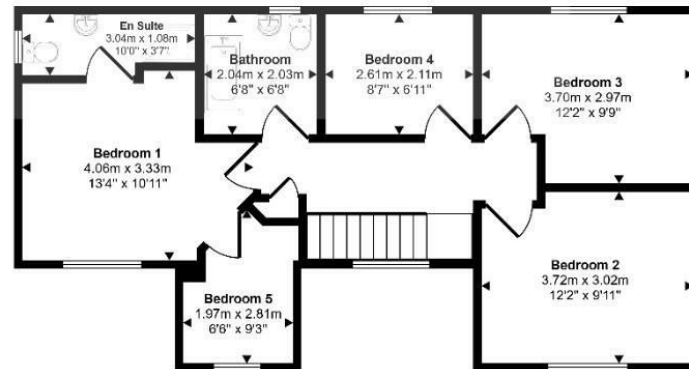




Approx Gross Internal Area  
132 sq m / 1426 sq ft



Ground Floor  
Approx 71 sq m / 759 sq ft



First Floor  
Approx 62 sq m / 666 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 Council

**TENURE**

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		65
(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