



# HODSONS



PER MONTH

**£2,200 Per Month**

**Hall Lane**

Pontefract, WF9 2DZ





## PROPERTY SUMMARY

This exceptional property offers a rare opportunity to rent a recently refurbished home that combines luxury, functionality, and character in one stunning package. Situated behind electric gates, the property welcomes you with a long, private driveway providing ample parking for multiple vehicles. From the moment you arrive, the attention to detail and quality of finish throughout will leave a lasting impression. Set on a generous plot, the home boasts an extensive and well maintained rear garden and for those seeking additional outdoor space, a paddock is also available by separate negotiation, making this an ideal property for those with equestrian interests or anyone simply wanting extra land.

Internally, the property has been completely transformed, offering modern living at its finest. The welcoming entrance hall leads to a truly spectacular open-plan living and kitchen space. The kitchen has been designed to the highest standard with a sleek, contemporary finish, complete with a central island, double fridge freezer, integrated oven and hob, wine cooler, dishwasher, bin store, and an elegant electric fire feature. The spacious living area is perfect for family gatherings, featuring patio doors that open onto the garden, seamlessly blending indoor and outdoor living.

Adding to the ground floor is a cosy snug, perfectly positioned to enjoy views of the beautiful garden—ideal as an additional sitting room, reading nook, or home office. Additional ground floor benefits include a separate utility room with washer and dryer, and a convenient downstairs WC.

Upstairs, you will find four generously sized double bedrooms. The property boasts two beautifully appointed bathrooms: one with a shower cubicle, WC, and basin, and a luxurious main bathroom featuring a freestanding bath, walk-in shower, WC, and sink.

Further features include CCTV and Alarm system for added security, ensuring peace of mind.

4



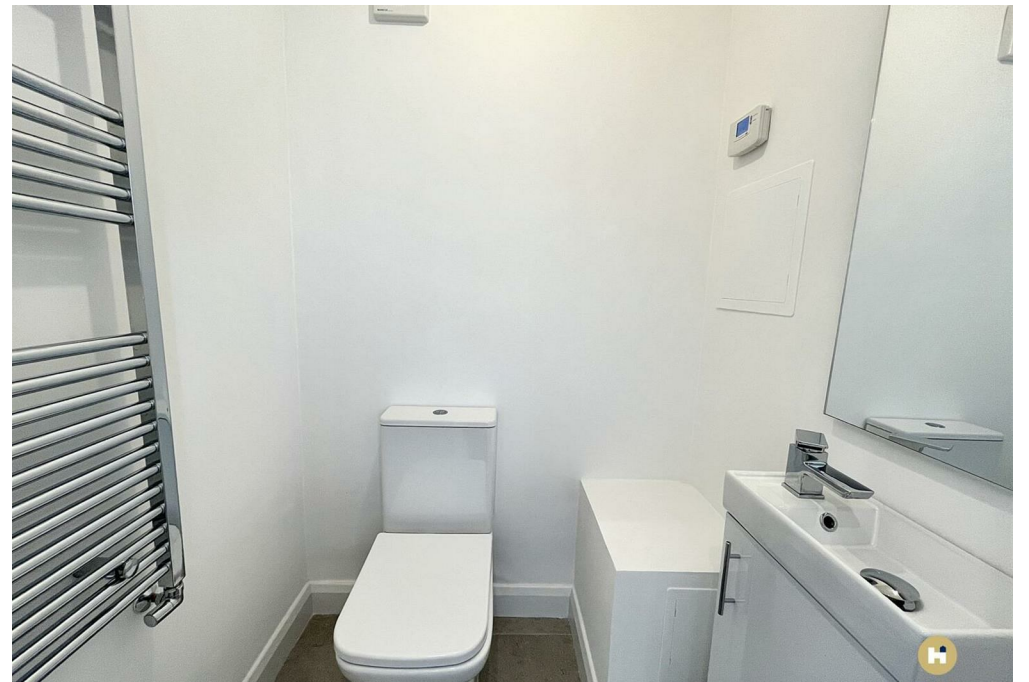
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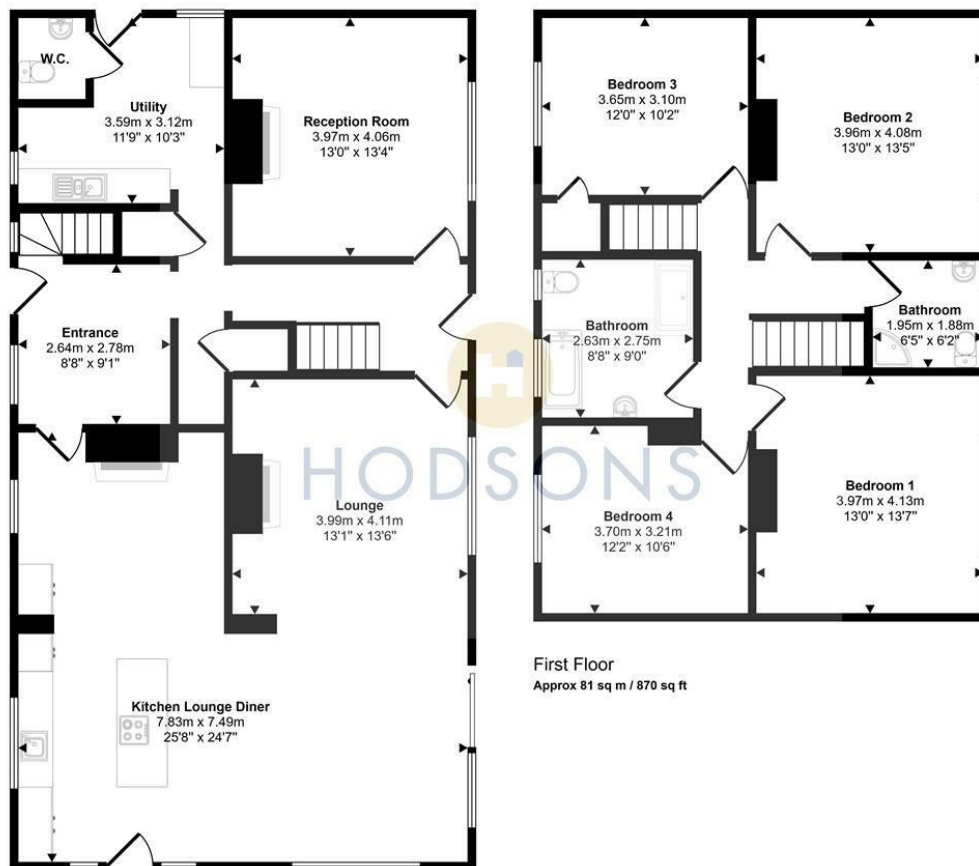
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Approx Gross Internal Area  
195 sq m / 2094 sq ft



Ground Floor  
Approx 114 sq m / 1225 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

F

## 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                                   |                         |           |
| (55-68) D                                   | 58                      | 66        |
| (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

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### OFFICE DETAILS

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