



HODSONS

PER MONTH

£1,300 Per Month

Pretoria Street

Pontefract, WF7 6EU



PROPERTY SUMMARY

Located in the heart of Featherstone, this well-presented four-bedroom detached home offers generous living space throughout and is ideally situated within close proximity to local amenities, schools, and excellent transport links.

The ground floor comprises a welcoming entrance hallway leading to a bright and spacious living room, a separate dining room ideal for family meals or entertaining, and a fitted kitchen complete with appliances. There is also a convenient downstairs WC and an additional storage room, providing practical space for everyday living.

Upstairs, the property offers four well-proportioned bedrooms, including a spacious principal bedroom with its own ensuite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property benefits from gardens to both the front and rear, offering outdoor space for relaxation and entertaining. An integral garage and driveway provide ample off-road parking.

Please note: The property is currently undergoing redecoration throughout, and as such, limited photographs are available at this time. Further images will be added once works are complete.

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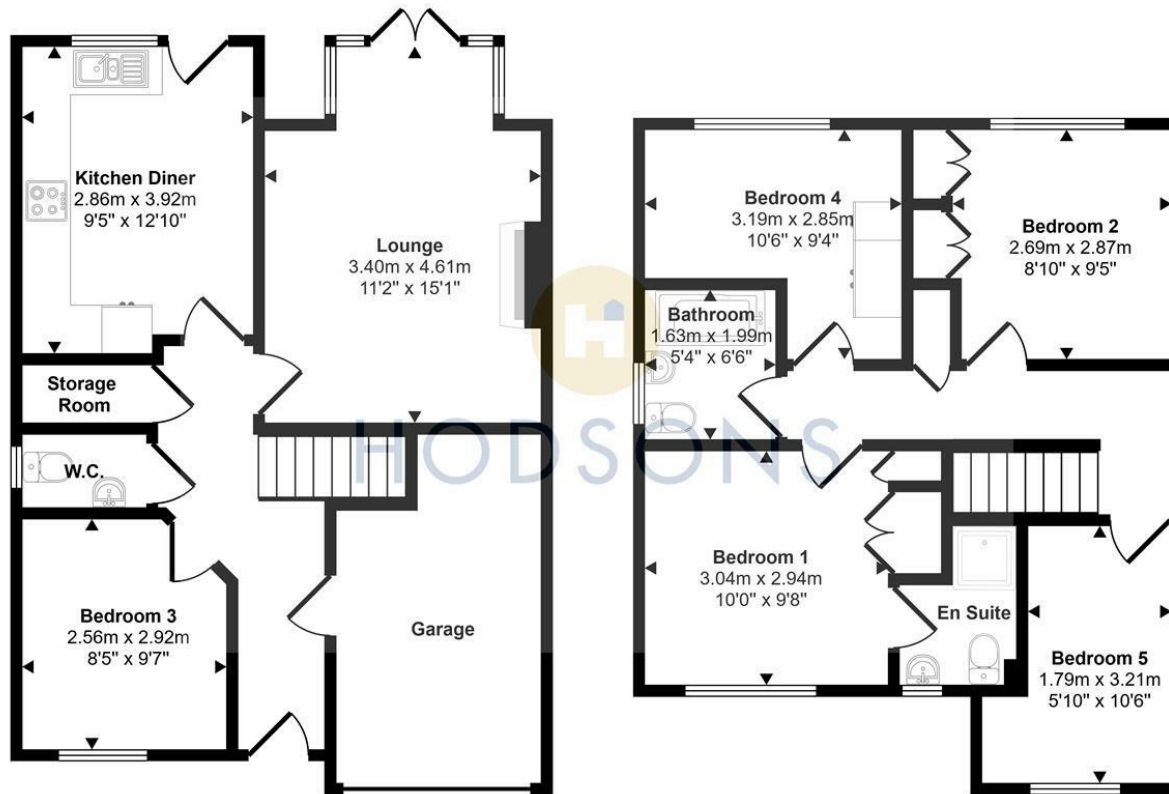


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Approx Gross Internal Area
105 sq m / 1130 sq ft



Ground Floor
Approx 57 sq m / 609 sq ft

First Floor
Approx 48 sq m / 521 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
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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