



HODSONS

PER MONTH

£1,100 Per Month

Old Boyne Hill Farm, Wood

Wakefield, WF4 3JL



PROPERTY SUMMARY

Set in a sought-after semi-rural location close to the picturesque Newmillerdam Country Park and just a short drive from Wakefield, this 3-bedroom cottage offers a perfect blend of countryside living and modern convenience.

The property welcomes you with a bright entrance hall featuring new flooring and a handy downstairs WC. The well-equipped kitchen includes an integrated oven and hob, with washer and dryer which are left as a gesture of goodwill. At the heart of the home is a spacious living area with an electric fire.

Upstairs, there are two generously sized double bedrooms along with a smaller third bedroom. The bathroom is fitted with a sink, WC, and a bath with an overhead shower, providing both comfort and functionality.

Externally, the property features a low-maintenance patio garden, perfect for outdoor dining or relaxing on warmer days. There is parking for up to three vehicles, which is a rare and desirable feature.

Located near the stunning Newmillerdam Country Park, residents can enjoy scenic lakeside walks, woodland trails, and an abundance of wildlife right on their doorstep. The area also offers a selection of popular pubs, cafés, and restaurants, providing a warm community feel and plenty of options for socialising. Wakefield city centre, with its excellent amenities, shops, and transport links, is just a short drive away.

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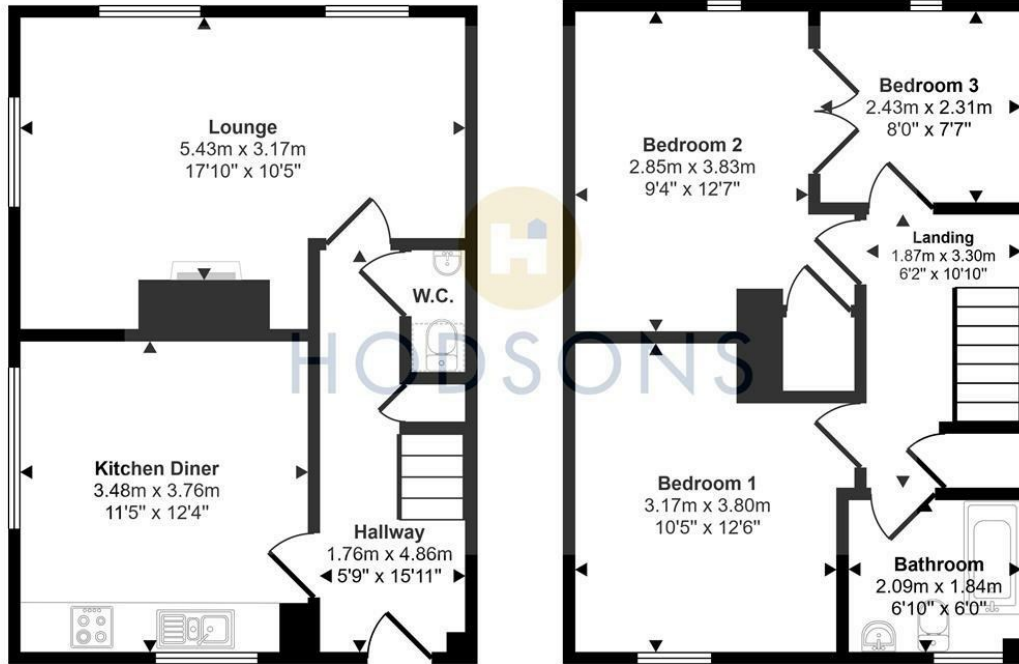


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Approx Gross Internal Area
83 sq m / 898 sq ft



Ground Floor
Approx 41 sq m / 445 sq ft

First Floor
Approx 42 sq m / 453 sq ft

Denotes head height below 1.5m

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			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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