



HODSONS



PER MONTH

**£1,295 Per Month**  
**Seals Drive**  
Pontefract, WF7 7FQ



## PROPERTY SUMMARY

Nestled in the sought-after area of Ackworth, this four-bedroom semi-detached property offers an ideal combination of modern living and family-friendly convenience. The property comprises of a Modern Kitchen which is a fully equipped kitchen. Featuring sleek cabinetry, integrated appliances, and ample counter space, this kitchen provides both functionality and style. Four Double Bedrooms: including fitted wardrobes, A well-appointed family bathroom and an additional en-suite to the master bedroom offer modern fixtures and finishes.

Outdoor Space: The property boasts a good-sized rear garden, ideal for family activities, summer gatherings, or simply unwinding in a private outdoor setting.

Parking and Garage: A driveway with ample parking space leads to a single garage, offering secure storage and added convenience.

4



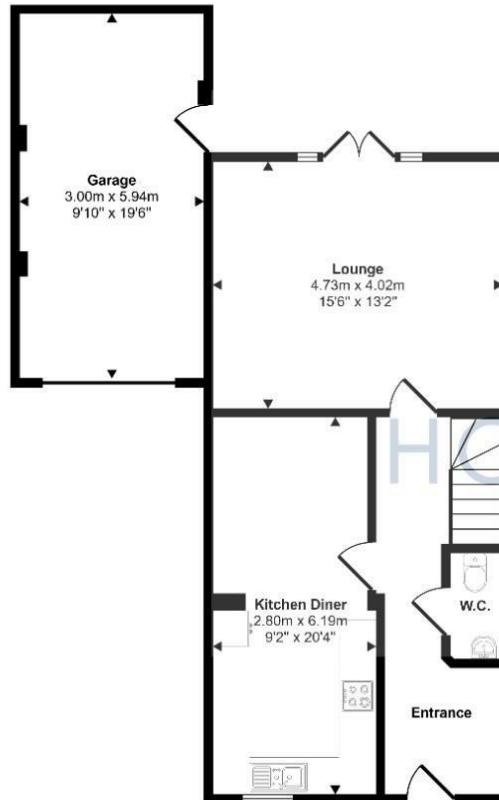
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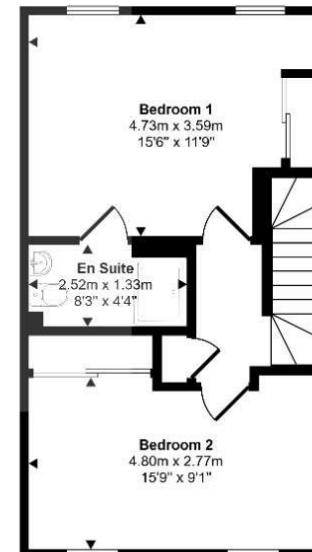
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Approx Gross Internal Area  
151 sq m / 1623 sq ft



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

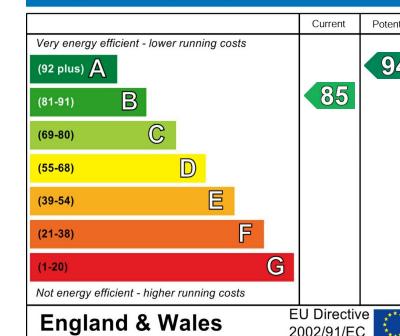
## COUNCIL TAX BAND

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## VIEWINGS

By prior appointment only

## Energy Efficiency Rating



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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### OFFICE ADDRESS

37-39 George Street  
Wakefield  
West Yorkshire  
WF1 1LX

### OFFICE DETAILS