



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.

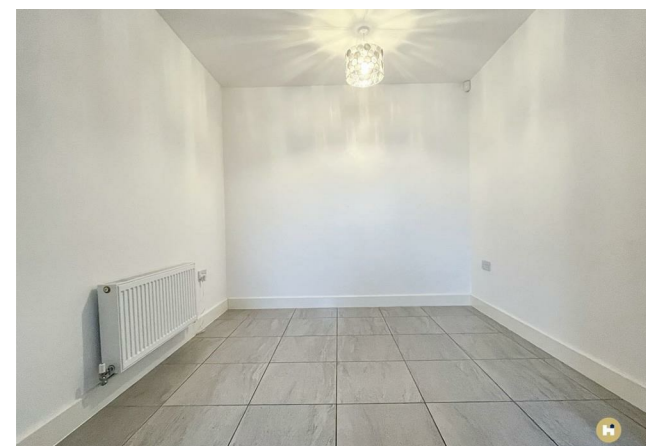
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2



1





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
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(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
37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS