



# HODSONS

PER MONTH

**£1,095 Per Month**

**Woodcroft**

Wakefield, WF2 7LS



## PROPERTY SUMMARY

This 17th Century Grade Two Listed Building with Victorian Extension characterful cottage is set in a peaceful cul-de-sac. Located in Sandal which is known for its blend of attractive homes, green surroundings, and excellent commuter links, offering the best of both worlds: a welcoming village-style atmosphere while being only a short distance from Wakefield city centre. The area benefits from highly regarded schools, a choice of local shops and amenities, and a Five Minute walk to Sandal & Agbrigg train station, providing direct routes to Leeds, Wakefield, and beyond.

The property itself has been thoughtfully maintained, retaining many period features while offering well-proportioned living accommodation throughout. On the ground floor, there are two reception rooms, ideal for both family living and entertaining, along with a fitted kitchen boasting traditional shaker-style units. Upstairs, three generous double bedrooms provide ample space for a growing family, complemented by a bathroom with a period-style suite, including a freestanding roll-top bath and shower, adding a touch of luxury.

Its cul-de-sac position creates a quiet setting with minimal passing traffic, making this a particularly appealing home.

With its character, charm, and sought-after location, this property is sure to attract strong interest. Parking outside the property. Locked Storage space outside

3



1



2

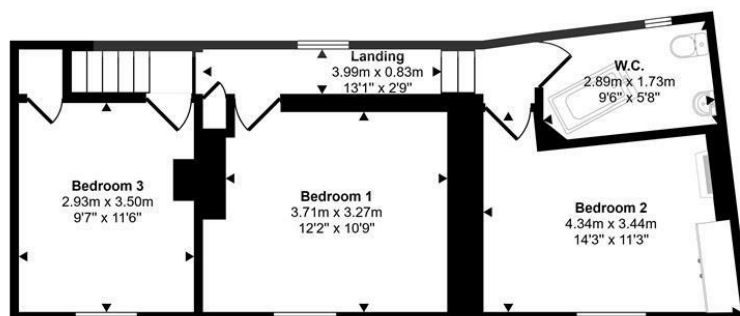




Approx Gross Internal Area  
106 sq m / 1145 sq ft



Ground Floor  
Approx 53 sq m / 570 sq ft



First Floor  
Approx 53 sq m / 576 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

C

## 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                                   |         | 78                      |
| (55-68) D                                   | 61      |                         |
| (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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