



# HODSONS



ASKING PRICE

**£475,000**

**Kingfisher Grove**

Wakefield, WF2 6SD



This substantial detached house offers well maintained and tastefully presented accommodation throughout. A viewing is strongly recommended to reveal surprisingly spacious living space which comprises; a most impressive reception hall complete with vaulted ceiling, open plan lounge and dining area, kitchen with range of modern/quality shaker style units, ground floor double bedroom, dining room and shower room.

To the first floor are two further double bedrooms, a single bedroom and family bathroom.

Outside are well established gardens to the front and rear and a block paved drive with car port provides off road parking and in turn leads to an attached garage.

The present owner has occupied the property for a number of years, constantly updating and improving the house during that time.

Kingfisher Grove is located within highly regarded Sandal and convenient for a wide range of amenities including schools for all age groups. Commuters are well served by the M1 motorway and the nearby Sandal/Agbrigg train station. There are pleasant walks provided by the Newmillerdam and Pugneys country parks.

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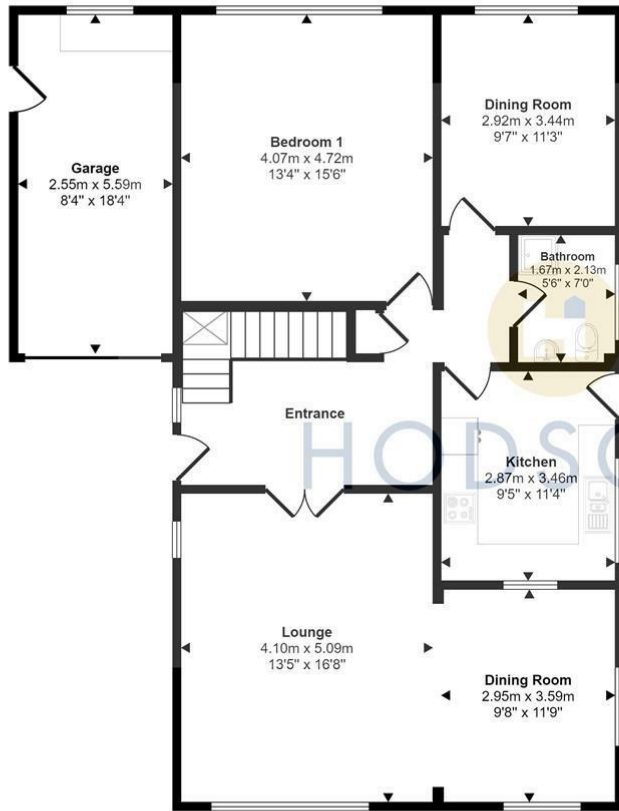




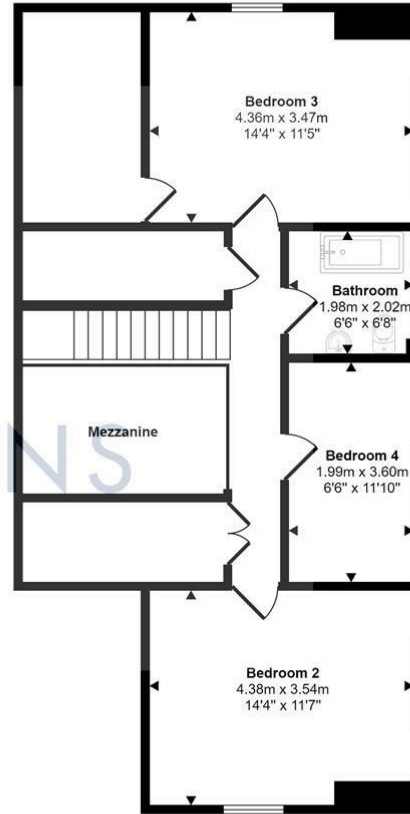




Approx Gross Internal Area  
173 sq m / 1859 sq ft



Ground Floor  
Approx 109 sq m / 1169 sq ft



First Floor  
Approx 64 sq m / 689 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

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
F

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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