



HODSONS

ASKING PRICE

£299,950

Rufford Street

Wakefield, WF2 9PB



PROPERTY SUMMARY

Presenting this stunning modern family home built in 2021, offering a spacious and light-filled living space perfect for a growing family. A viewing is recommended which will reveal a welcoming reception hall with W.C off, lounge with double doors leading through to a most impressive open plan kitchen/diner with range of contemporary units and part vaulted ceiling with skylights. To the first floor are four bedrooms, including an en suite in the master bedroom, there is ample room for everyone.

The property boasts a pleasant raised patio area that leads down to an enclosed lawned rear garden, providing a lovely outdoor space for relaxation and entertaining. Additionally, the off-road parking at the front can accommodate multiple vehicles.

Situated conveniently close to the centre of Wakefield, this home offers easy access to a wide range of amenities this home is also offered to the market with no onward chain.

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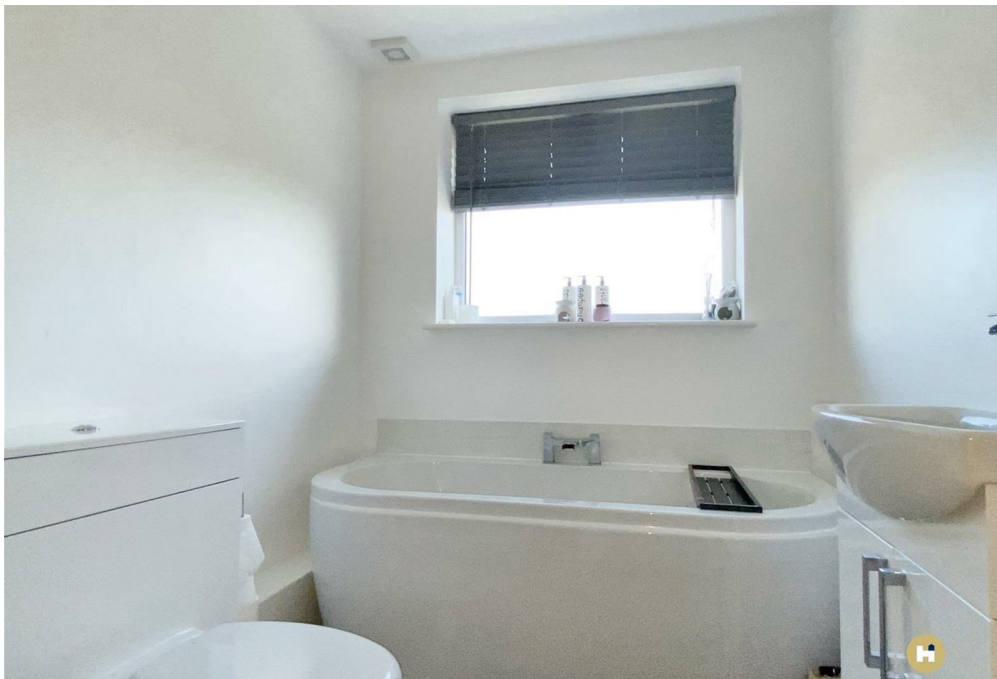
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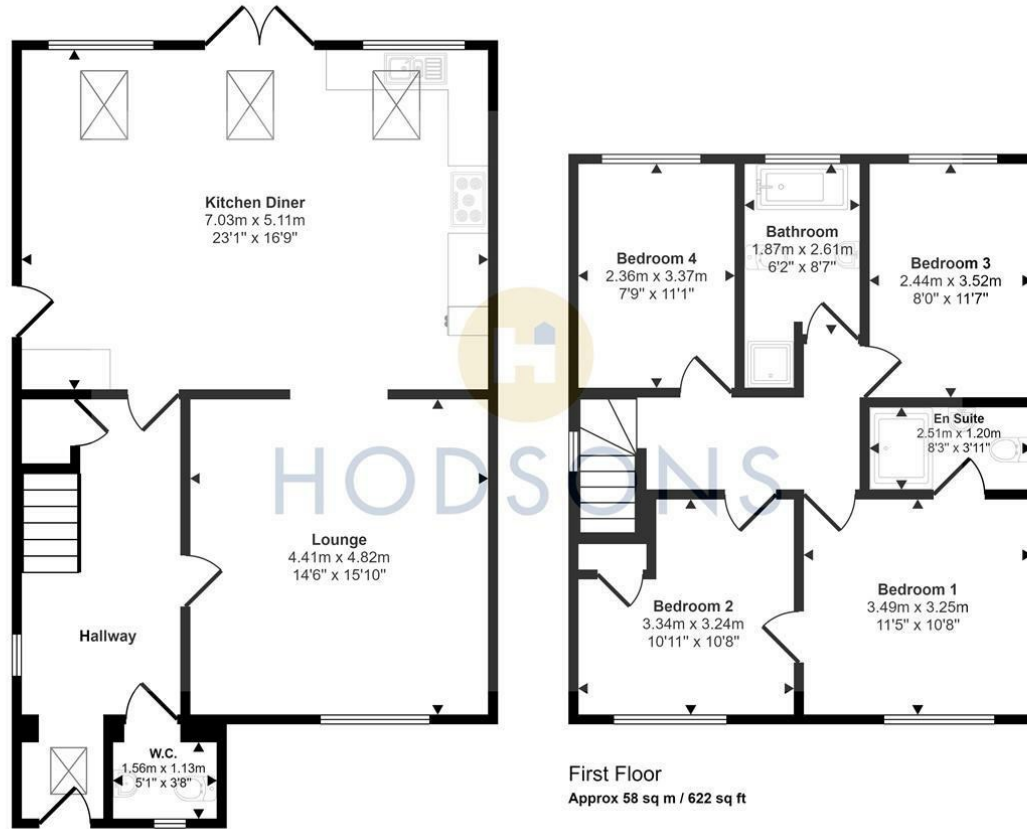








Approx Gross Internal Area
133 sq m / 1428 sq ft



Ground Floor
Approx 75 sq m / 806 sq ft

First Floor
Approx 58 sq m / 622 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

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(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

01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk