



HODSONS

£360,000

Rhubarb Hill

Wakefield, WF2 0GQ



PROPERTY SUMMARY

A beautifully presented modern detached family home offering spacious, versatile accommodation in a highly convenient location just off Batley Road, Wakefield. Featuring two reception rooms, an impressive open-plan kitchen diner, four bedrooms including a master en suite, generous parking with EV charging, and a landscaped rear garden ideal for entertaining. Early viewing is strongly recommended.

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LOCAL AUTHORITY

Wakefield

TENURE

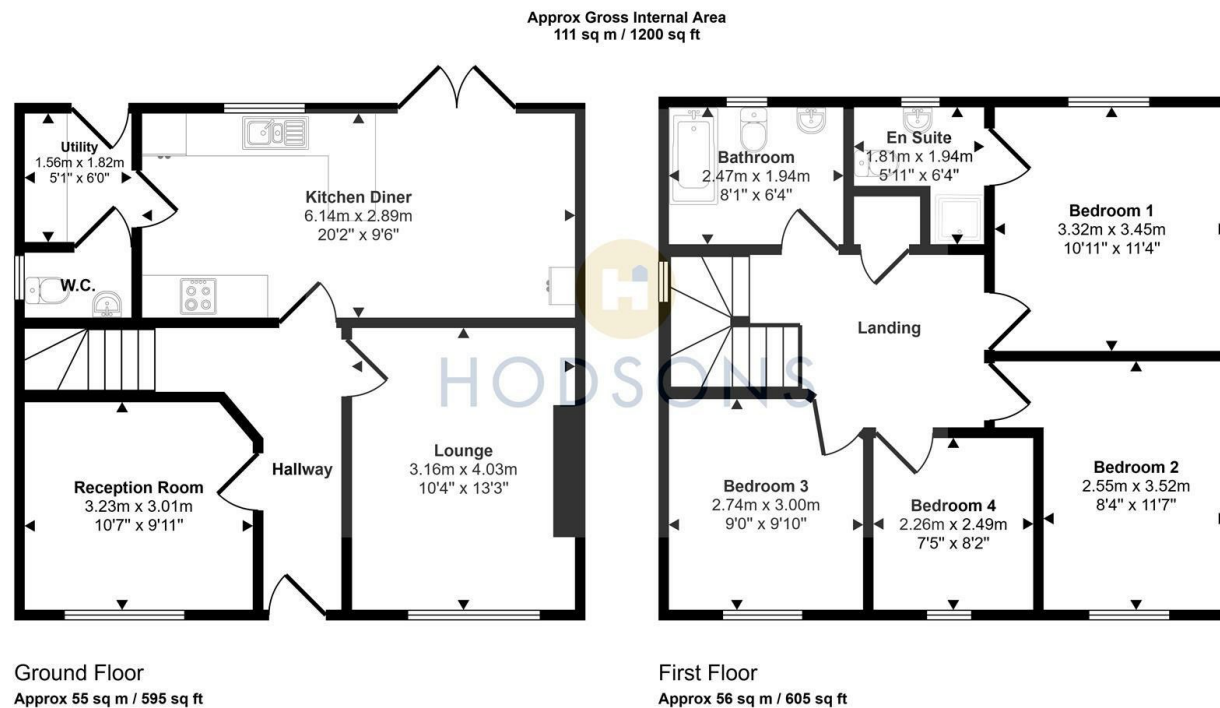
Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only



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.

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**

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OFFICE DETAILS

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