



PONTEFRAC T ROAD, CROFTON, WF4

£1,850 per month*

Carter Jonas

PONTEFRACT RD, CROFTON, WAKEFIELD, WEST YORKSHIRE, WF4 1LW

A 4 bedroom detached two storey property with a landscaped garden.

- 4 Bedrooms
- 3 Receptions
- Office
- Conservatory
- Utility
- Kitchen
- WC
- 2 Bathrooms (1 En suite)
- Landscaped Garden with pond
- Single garage
- Storage building
- Gated access
- Private driveway

THE PROPERTY

Accommodation comprises - GF: Snug, WC, study, utility room, sitting room, conservatory, kitchen, dining room. FF: Four bedrooms, family bathroom and en suite to main bedroom.

Externally: Gated access via private driveway, landscaped gardens, pond, single garage and storage building.

No access to Loft. No white goods. Mains gas, electricity, water and drainage. Gas Heating. Flood Risk - Low.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Available unfurnished from Early March 2025 for an initial 6 or 12 month term.

EPC Rating E. Council Tax Band G (please see Wakefield Council Website for current cost)



At a rent of £1,850 per calendar month

Holding deposit of 1 week's rent £426

Security deposit of 5 weeks rent £2,134

ADDITIONAL INFORMATION

Offers Available for a 12 month term

Viewing Strictly by appointment

Local Authority Wakefield Council - Council Tax Band G



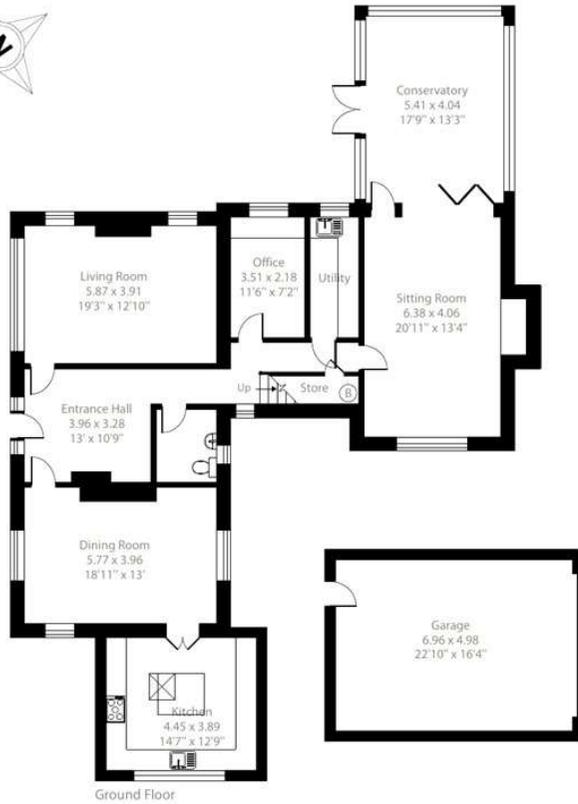
Pontefract Road, Crofton, Wakefield, WF4

Approximate Area = 2831 sq ft / 263 sq m (excludes void)

Garage = 373 sq ft / 34.6 sq m

Total = 3204 sq ft / 297.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecomm 2025. Produced for Carter Jonas. REF: 1234701

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Classification L2 - Business Data

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