



**PONTEFRAC T ROAD, CROFTON, WF4**  
£1,850 per month\*

**Carter Jonas**



---

# PONTEFRAC T 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](http://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
-----------------	--

---





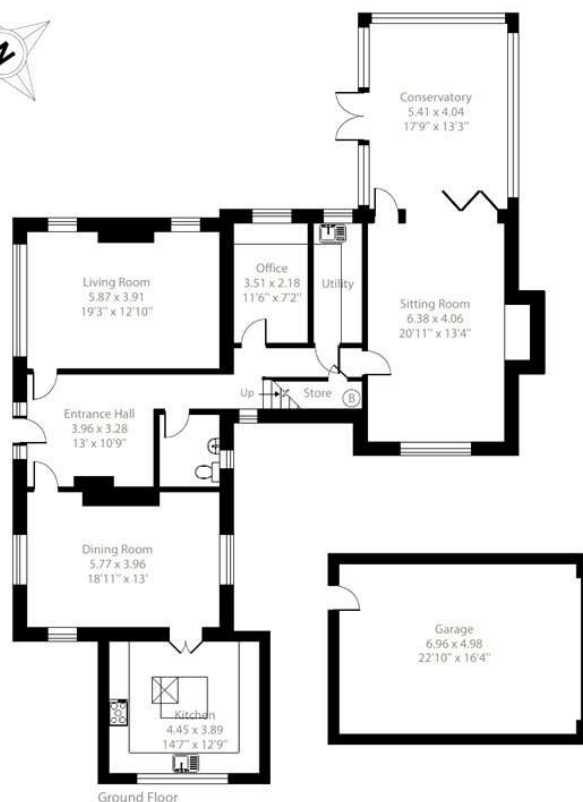
## Pontefract Road, Crofton, Wakefield, WF4

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

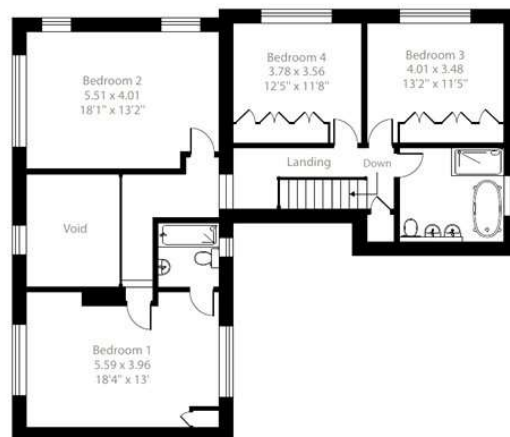
Garage = 373 sq ft / 34.6 sq m

Total = 3204 sq ft / 297.6 sq m

For identification only - Not to scale



Ground Floor



First Floor

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



### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

T: 01865 511444

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: [oxfordresilettings@carterjonas.co.uk](mailto:oxfordresilettings@carterjonas.co.uk)

A member of



Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data