



PONTEFRACT ROAD, CROFTON, WF4

£2,100 per month*

Carter Jonas

PONTEFRACT ROAD, CROFTON, WF4

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

Accommodation comprises -

Ground Floor: Snug, WC, study, utility room, sitting room, conservatory, dining room and kitchen.

First Floor: Four bedrooms, family bathroom, principal ensuite.

External: Gated access via private driveway, large wrap around gardens, pond, single detached garage.

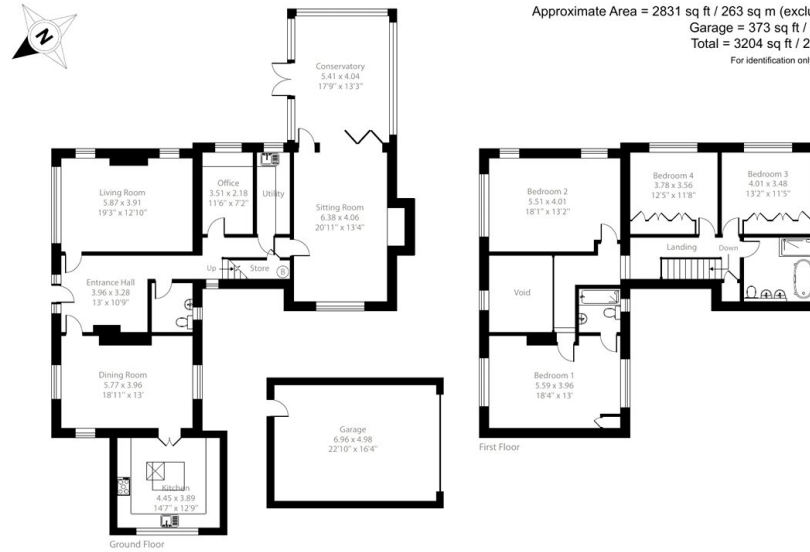
There is an area of the garden fenced off, behind the fencing there is a dangerous building.

Unfurnished and available now for a 12 month tenancy

- Council Tax Band = G
- Deposit Required = £2,423
- Long Let, Minimum term 12 months
- 4 Bedrooms
- 2 Reception rooms
- Office
- Conservatory
- Utility
- Kitchen
- WC
- 2 Bathrooms (1 En suite)
- Landscaped Garden with pond
- Single garage
- Storage building
- Gated access
- Private driveway
- EPC = E

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). © rnhcom 2025. Produced for Carter Jonas. REF: 1234701



Birmingham Lettings 0121 389 9670

birmingham.lettings@carterjonas.co.uk



Classification L2 - Business Data

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 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.