



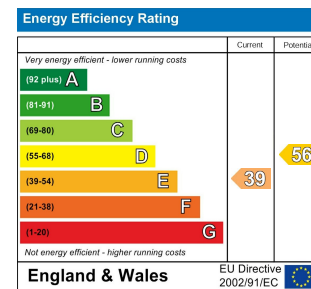
WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



5 Cobbler Hall, Bretton, Wakefield, WF4 4LJ

For Sale Freehold Offers Over £650,000

A substantial detached four bed family home extending towards 3068 sq ft (excluding the garage), which also includes a large one bedroom annex for multi generational living. Sitting at the head of the cul-de-sac in a prime corner plot position, the property benefits from a significant garden on all sides, with views overlooking the neighbouring fields in this highly sought after village. While it requires some modernisation, it offers plenty of potential and is available with no chain involved.

This expansive family home is approached via a welcoming entrance hall that leads through into a central reception hall that has a guest cloakroom off to the side. The main, double aspect, living space is of good proportions with living room and feature fireplace area to the front, and dining area with patio doors to the rear. On the side of the house, a large characterful garden room has a multi fuel cast iron stove, as well as French doors out onto the side garden and 270 degree picture windows with lovely views over the garden and to the fields beyond. The fitted kitchen overlooks the back garden, and an additional reception room (currently used as an office) also lies off the main hallway. Completing the downstairs, is an additional three piece bathroom and a generous utility room and rear hallway/boot room space. Stairs lead up to the home's first floor from the main hallway. The principal bedroom takes full advantage of the views and operates as a separate suite of rooms, with a dressing room and en suite shower room. There are three further double bedrooms on the first floor, all conveniently served by the four piece family bathroom. Outside to the front, the property has a lawned garden with mature shrub borders, as well as driveway parking for two cars leading to a double garage for further parking and storage. The gardens continue round both sides and to the rear of the house enjoying a particularly good degree of privacy and fine views over the neighbouring fields.

As part of the main building, there is a space which could be used either for guests or as an annex for a dependent relative. Access is via the rear entrance hall where stairs take you up to a self contained and large one bedroom first floor flat. The annex flat has a good sized living room, separate kitchen, double bedroom and en suite bathroom.

Situated within walking distance to Yorkshire Sculpture Park with cafes and restaurants in the well regarded village of West Bretton there are fantastic idyllic countryside walks and views. The exclusive Groucho Club is also set to open in 2026 within the Grade II Listed Bretton Hall. West Bretton itself benefits from its own primary school, cricket club and village hall. For those looking to commute further afield, the M1 motorway is only a short drive away with fantastic links to both Leeds, Wakefield, Sheffield and surrounding areas. The City of Wakefield also offers excellent train links to London.



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ACCOMMODATION

ENTRANCE HALL

6'2" x 5'6" [1.9m x 1.7m]

Panelled front entrance door with side screen, solid oak flooring and connecting door through to the office/reception room.

RECEPTION HALL

15'1" x 6'6" [max] [4.6m x 2.0m [max]]

Continuation of the solid oak flooring, central heating radiator concealed in a cabinet, stairs to the first floor and door to the guest toilet.

GUEST W.C.

6'6" x 2'1" [max] [2.0m x 0.9m [max]]

Fitted with a two piece cloakroom suite comprising low suite w.c. and wall mounted wash basin. Ceramic tiled floor and extractor fan.

LIVING ROOM

15'1" x 12'5" [4.6m x 3.8m]

Large window to the front, solid oak flooring and central heating radiator concealed in a cabinet. Feature fireplace housing an electric fire and through to the adjoining dining room.



DINING ROOM

12'5" x 10'2" [3.8m x 3.1m]

Sliding patio doors to the rear, solid oak flooring and central heating radiator concealed in a cabinet.

GARDEN ROOM

18'0" x 17'4" [max] [5.5m x 5.3m [max]]

Windows to three sides and French doors out to the garden. Ceramic tiled floor, large multi cast iron stove, double central heating radiator and taking full advantage of the views over the gardens and adjoining fields.



OFFICE/RECEPTION ROOM

21'7" x 8'6" [6.6m x 2.6m]

Window to the front, double central heating radiator and wood effect laminate flooring.

KITCHEN

15'8" x 10'2" [4.8m x 3.1m]

Two windows to the rear and fitted with a range of wall and base units with laminate work tops and tiled splash backs. Inset composite sink unit, Range-master cooker, double central heating radiator, breakfast bar, space and plumbing for a dishwasher and space for a tall fridge/freezer.

REAR ENTRANCE HALL

13'1" x 5'10" [4.0m x 1.8m]

Double glazed door with side screen to the rear, ceramic tiled floor and central heating radiator. Stairs leading to the first floor one bedroom Annex.

UTILITY ROOM

12'9" x 9'10" [3.9m x 3.0m]

Window overlooking the back garden and having a good range of fitted cupboards incorporating stainless steel sink unit, space and plumbing for a washing machine and tumble dryer. Double central heating radiator and wall mounted central heating boiler.

GARAGE

29'2" x 19'0" [max] [8.9m x 5.8m [max]]

Automated up and over door to the front, personal door and window to the side and personal door to the utility room.

BATHROOM/W.C.

8'2" x 4'7" [2.5m x 1.4m]

Fitted with a three piece suite comprising panelled bath with shower over and folding glazed screen, vanity wash basin with drawers under and low suite w.c. Tiled walls and floor, ladder style heated towel rail.

FIRST FLOOR LANDING

17'4" x 6'6" [5.3m x 2.0m]

Window to the front.

PRINCIPAL BEDROOM

18'0" x 17'4" [5.5m x 5.3m]

Three windows to the side overlooking the gardens and fields beyond, central heating radiator and a range of fitted drawers.



DRESSING ROOM

7'10" x 6'2" [2.4m x 1.9m]

Window to the rear and central heating radiator.

EN SUITE SHOWER ROOM/W.C.

7'10" x 5'2" [2.4m x 1.6m]

Frosted window to the rear, tiled walls and floor. Finished to a lovely contemporary style with a wet room style shower cubicle with glazed screen and electric shower, vanity wash basin with cupboards and low suite w.c. Ladder style heated towel rail.

BEDROOM TWO

14'5" x 12'5" [max] [4.4m x 3.8m [max]]

Window to the front, double central heating radiator and a range of three double fronted fitted wardrobes with cupboards over and vanity wash basin with cupboards under.

BEDROOM THREE

14'5" x 8'10" [4.4m x 2.7m]

Window to the front, central heating radiator, stripped and varnished floorboards and vanity wash basin with cupboards under. Built in double fronted wardrobe with cupboards over.

BEDROOM FOUR

10'9" x 8'10" [3.3m x 2.7m]

Window to the rear, central heating radiator and built in wardrobe.

FAMILY BATHROOM/W.C.

7'10" x 7'6" [2.4m x 2.3m]

Frosted window to the rear, tiled walls and floor. Four piece white and chrome suite comprising double ended panelled bath, shower cubicle with glazed screen, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Two ladder style heated towel rails.

OUTSIDE

To the front the property has a broad driveway providing ample off street parking spaces and leading up to the integral garage. In front of the house there is a lovely lawned garden with established beds and borders, as well as a mature fir tree. The gardens extend round the side of the house with further lawns and shrub borders overlooking the neighbouring fields. There is a larger garden area to the rear of the house, laid mainly to lawn with mature shrub borders, as well as a broad patio and paved sitting area.



ANNEX ACCOMMODATION

ANNEX LIVING ROOM

17'8" x 12'5" [5.4m x 3.8m]

Window to the front and central heating radiator.



ANNEX KITCHEN

10'5" x 6'2" [3.2m x 1.9m]

Window to the side and fitted with a range of wall and base units with laminate work tops and tiled splash backs. Inset stainless steel sink unit, electric cooker point and space and plumbing for a washing machine. Space for a tall fridge/freezer.

ANNEX HALLWAY

Window to the side and central heating radiator.

ANNEX BATHROOM/W.C.

9'10" x 5'6" [max] [3.0m x 1.7m [max]]

Fitted with a three piece white and chrome suite comprising panelled bath with electric shower over and glazed screen, pedestal wash basin and low suite w.c. Frosted window to the rear, ladder style heated towel rail and extractor fan. Built in linen cupboard.

ANNEX DOUBLE BEDROOM

13'1" x 9'10" [4.0m x 3.0m]

Central heating radiator, window to the rear overlooking the gardens and fields beyond. Built in overstairs storage cupboard.

PLEASE NOTE

The central heating for this property is fired by LPG rather than mains gas.

COUNCIL TAX BAND

The council tax band for this property is E.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.