



RENT £2,995 Per Month DEPOSIT £3,455

Heath House Cottage Heath, Wakefield, WF1 5SN

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ACCOMMODATION

The property has been subject to a complete renovation, including the addition of a magnificent rear extension. The property now possesses a range of modern features including, double-glazed windows, underfloor heating, smart CCTV and alarm system, and fibre broadband. This presents the unique opportunity to live in a historic property dating back to the 18th century, without compromising on 21st century home comforts. Every aspect of the renovation has been completed to exacting standards.

Entering the property at the front door, the ground floor comprises of an entrance hall that leads to a generously sized lounge with striking elements: high ceilings, a feature window, a Yorkshire stone fireplace, and period cornice. There is a downstairs W.C and a separate utility room with washer and dryer, with a connecting door to the garage. To the rear of the ground floor is a wonderful bespoke kitchen-diner with AEG integrated appliances and stunning Corian worktops and splashback: a home cook's dream. The kitchen boasts large bi-fold doors with a wrap-around picture window, and three Velux rooflights; resulting in the space being flooded with natural light. The bi-fold doors open on to the patio and garden: allowing for effortless alfresco dining. The views from the kitchen are second-to-none, far-reaching country and woodland, adding the perfect backdrop to both indoor and outdoor entertaining.

The ground floor staircase leads to 2 double first floor bedrooms (one en-suite), both with bespoke fitted furniture, feature panelling, and cornice. The bedrooms feature ambient pendant lighting and an abundance of storage and wardrobe space. All rooms are painted in expertly selected shades of Farrow and Ball paints, giving a designer feel throughout the home. The house bathroom is also located on this floor. This room exudes luxury with its large marble tiles, specially imported from Spain, and the high-end 4-piece bathroom suite.

The first-floor staircase leads to the second-floor landing which in turn leads to a further 2 double bedrooms: both with bespoke fitted furniture, feature panelling, and exposed queen post trusses dating back to the 1700s. The second floor also contains a chic shower room with floor-to-ceiling tiles.

Council Tax Band E
Deposit £3,455

OUTSIDE

The property is accessed via a set of electric gates, providing privacy and security, and leading to a gravel driveway.

The imposing front elevation of the property is framed by bespoke wrought-iron railings which stand in front of a landscaped garden and Yorkshire stone path leading to the hardwood front door. To the rear of the property is a spacious lawned garden and a large, raised Yorkshire stone patio with far-reaching rural views and an abundance of sunlight. The rent is inclusive of the services of a gardener who will expertly tend to the grounds of the property, leaving you to simply enjoy them.

There are 2 allocated parking spaces at the front of the property and a single garage with power and lighting. To the rear of the property there is ample additional parking.

SITUATION

Heath village is noted for its coveted period properties, all nestled around the picture-postcard village green, with local amenities including a popular Grade II Listed public house serving a selection of real ale and food. Described by The Guardian as 'Wakefield's Millionaires' Row', Heath is surrounded by attractive woodland and open countryside, and is popular with ramblers and cyclists due to its rural location and architectural beauty. Golfing and equestrian facilities are available just minutes away by car.

Not only does Heath boast a distinctly rural character, but it is also well situated for the regional and national commuter. Wakefield Westgate station is just a 10-minute drive away, with a regular direct service to London Kings Cross from just 1 hour 45 minutes, with direct services also running to York and Edinburgh.

Leeds is accessible from the nearby Sandal and Agbrigg station with a journey time of just 18 minutes. Heath also has excellent nearby road connections, with the A1, M1 and M62 motorways providing convenient national links.

The nearby city of Wakefield is known for its award-winning cultural centres such as The Hepworth and Tile Yard North, with Yorkshire Sculpture Park just a short car drive away.

Rarely does such a high-quality, character home in such a beautiful location come on to the rental market, we recommend an early viewing to fully appreciate the extent of the property.

Council Tax Band

The council tax band for this property is E

Room Measurements

In all our property rental brochures there is a 6" measurement tolerance. Any prospective tenant should take their own measurements to enable them to obtain exact details for the purposes of furniture, curtains, white goods, etc.

Application and Payments

Once you have decided to apply for a Property we will give you a Pre-Application Form to be completed before passing your details over to our referencing company Rightmove Referencing. The pre-Application Terms explain in more detail the Consents requested from Applicants, Payments due from Tenants, the Process involved and the Main Points of a proposed Tenancy. You can also view our Application Terms by visiting our website.

PAYMENTS

Following the introduction of the Tenant Fees Act 2019, Landlords and Letting Agents can only require Tenants to pay "permitted payments". These payments include the rent for the property, a Tenants Deposit (held against damage or default) a Tenants Holding Deposit and specified other payments and charges. These are listed on our website noted above and are set out in more detail in our Application Terms.

TENANTS PROTECTION INFORMATION

Richard Kendall Estate Agent Ltd is a member of CMP Propertymark, Scheme Ref:C0124400, which is a client money protection scheme, and also a member of Property Ombudsman Scheme Ref: N3734, which is a redress scheme. You can find out more details on our website noted above or by contacting us by telephone.

ENTRANCE HALL

LIVING ROOM

W.C.

UTILITY

KITCHEN/DINER

FIRST FLOOR LANDING

BEDROOM ONE

EN SUITE SHOWER ROOM/W.C.

BEDROOM TWO

BATHROOM/W.C.

SECOND FLOOR LANDING

BEDROOM THREE

BEDROOM FOUR

SHOWER ROOM/W.C.

