



Malt Kiln Croft

Sandal Wakefield, WF2



Introduction

Step into charm, history, style and character with this beautiful Grade II listed home*. A stone-built cottage hailing from the late 1700s. The property is packed with features including exposed beams, deep set window reveals and high ceilings. Just a few minutes walk to Sandal & Agbrigg Train Station and you can be in Leeds City Centre in 17 minutes or if you prefer country life, Pugneys and Anglers Country Parks are a short drive.

Boasting 2 double bedrooms and 2 bathrooms, this property offers great space and flexible accommodation. The unique inverse layout offers a spacious breakfast-kitchen on the ground floor, large hallway with understairs storage and a double bedroom with dual aspect and ensuite.

To the first floor is a large open living room with vaulted ceiling, exposed beams and deep set windows. A further bathroom and bedroom offer a great space for guests or a work from home space.

Externally, this unique property is set in pleasant and quiet cul-de-sac position. There is parking to the front and rear, by way of a private and separate garage, recently updated with electric remote control operated doors. Suitable for a vehicle it also doubles as a great storage space.

The private garden provides a serene escape in the midst of urban hustle and bustle.

Seize the opportunity to own a piece of history while enjoying the dynamic pulse of city life - this home is a harmonious blend of past and present, awaiting its discerning owner to pen the next chapter in its storied existence.

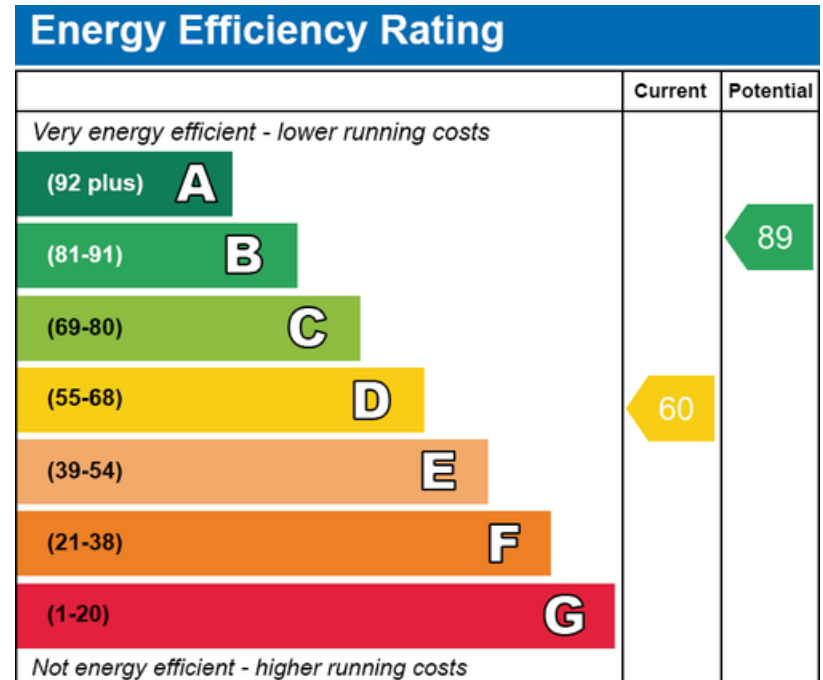


Key Features

- Approximately 735 sq ft
- 1790's Stone Built Cottage
- Grade II listed exterior
- Exposed beams and character features
- Two Bedrooms
- Two Bathrooms
- Picturesque cottage garden (private)
- Walking distance to Train Station







AREA GUIDE

The home occupies a secluded position in this sought after close to the castle in Sandal. A good range of local shops, schools and recreational facilities are close at hand as well as the local railway station. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.

PROPERTY TYPE Stone Built Grade II listed Exterior

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 2

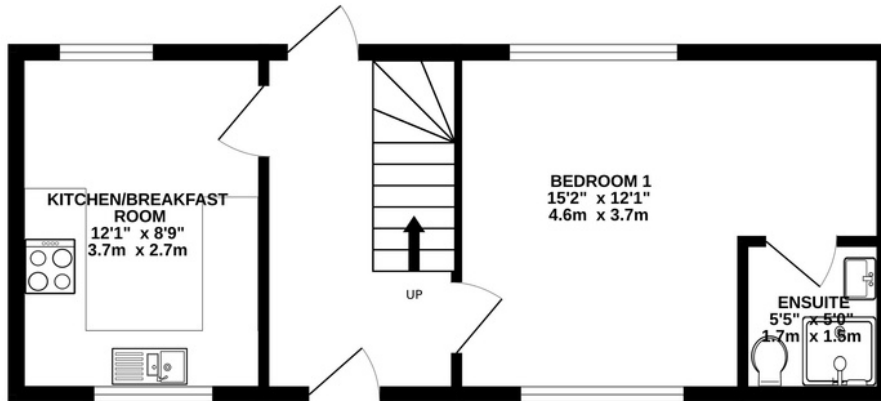
TENURE Freehold

SERVICES Mains Services

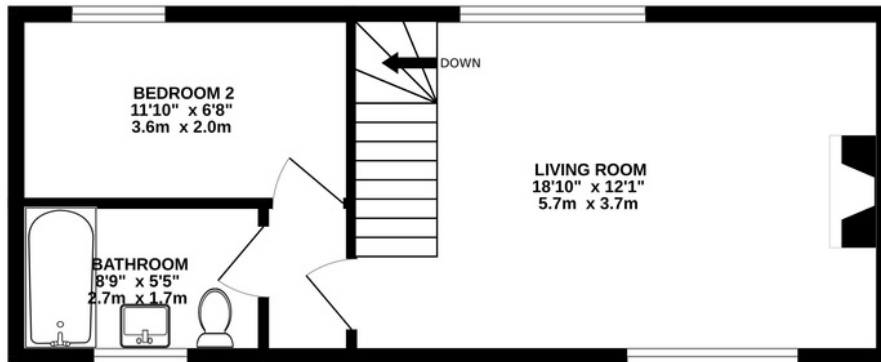
TERMS OF SALE Private Treaty and Chain Free

VIEWING Strictly By Appointment

GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.