



Huddersfield Road

West Bretton, Wakefield

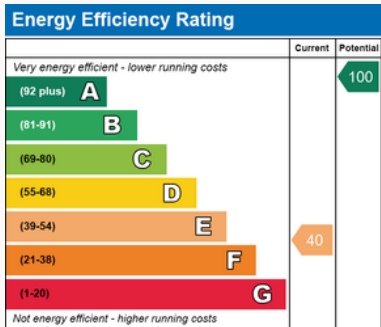
Introduction

Woodpecker Cottage, a beautiful two-bedroom cosy cottage, steeped in character and charm. Nestled in the heart of West Bretton, this 1700s-built home sits just a short stroll from the Yorkshire Sculpture Park, one of the region’s most celebrated cultural attractions – making it a truly special find for both homeowners and investors alike.

PROPERTY TYPE	Brick
BEDROOMS	2
RECEPTION ROOMS	1
BATHROOMS	1

Property Information

TENURE	Freehold
SERVICES	Mains Services - No Gas
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment
ENERGY PERFORMANCE	Rating F with A potential



Key Features

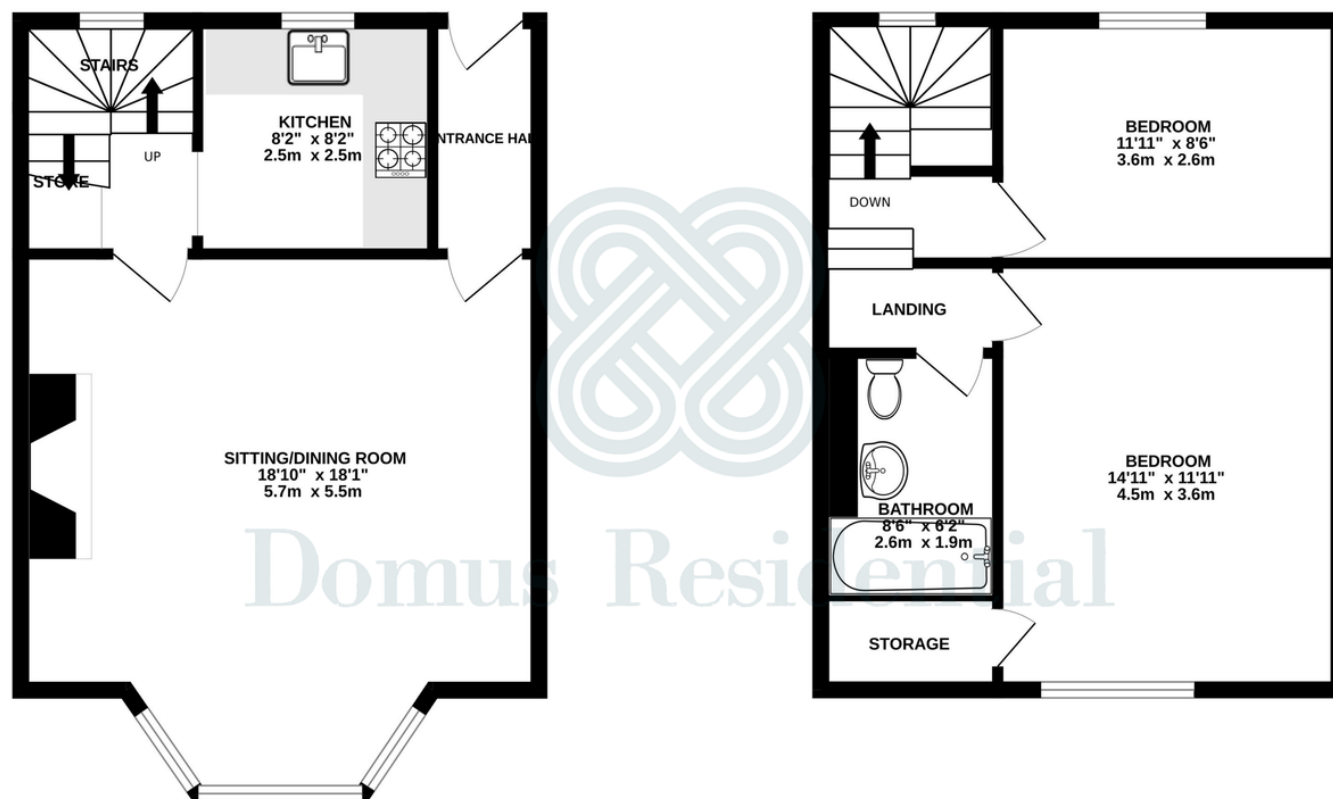
- Thriving Airbnb moments from Yorkshire Sculpture Park
- Charming 1700s cottage full of character features
- Cosy living room with beams and log burner
- Country kitchen with electric Aga and charm
- Peaceful garden setting with countryside views
- Fibre to property
- Registered for Business Rates not Council Tax
- EPC: E with A potential







Domus Residential



Approximate Area:
855 sq.ft
79.4 sq.m

All measurements, doors, windows, rooms and items shown are approximate. No responsibility is taken for errors, omissions or mis-statements. Plans are for illustrative purposes only and should not be relied upon as fact. Services, systems and appliances have not been tested and no guarantee of operability or efficiency is given.

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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 to 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.