

Brier Lane, Wakefield, West Yorkshire

Rural location | Beautiful views | Large rear garden | Elegant styling with traditional, yet modern features | Double detached garage | Alarm system | Log burner | Modern kitchen and bathroom

3 Bedroom Semi Detached House | Asking Price: **£249,995**

Rosedale
& Jones

Brier Lane, Wakefield, West Yorkshire

DESCRIPTION

NO CHAIN. A stylish traditional home with plenty of character and rural charm. Excellent parking and large gardens.

Key Features

- Rural location
- Beautiful views
- Large rear garden
- Elegant styling with traditional, yet modern features
- Double detached garage
- Alarm system
- Log burner
- Modern kitchen and bathroom



LOCATION

Set in a peaceful rural location, Brier Lane enjoys picturesque views across the surrounding countryside, offering a wonderful sense of space and tranquility. The property's position makes the most of its scenic surroundings, providing an ideal retreat from the hustle and bustle of everyday life. While the setting is quiet and idyllic, Wakefield and the wider West Yorkshire area remain easily accessible, ensuring a perfect balance between rural charm and everyday convenience.

EXTERIOR

Front

An enclosed front garden, consisting of a grass lawn and decorative borders to the hedge-line. Note: There is a stone-flagged patio area which extends from the front and down the side of this property.

Rear

Featuring a spacious patio area which supports some garden furniture and an elevated grass lawn with a decorative stone border. The garden is enclosed on all sides with an access gate to the front of the property, a lovely environment for family life. The space also enjoys a brick outbuilding for some storage use. Beyond the boundary fence is a second and significantly larger rear garden, which is multi-tiered. There are three elevated grass lawns with steps running to the side. The space is bordered by a hedge-line and catches the sun all day in the summer months. There is also a detached double garage to the rear, complete with an electric door and security alarm system.

INTERIOR - Ground Floor

Entrance Hall

A large, open space with plenty of shoe and coat storage. Double Glazed windows and a composite exterior door to the front aspect. Under-stairs storage and a Central Heated radiator.

Living Room, Dining Area and Kitchen

9.58m x 6.45m

Living Room and Dining Area: This huge space is open plan by design and can accommodate a wide range of furniture layouts. The dining area can also support a six seated table and chairs quite comfortably. Another feature is the elegant fireplace, traditionally styled and complete with a log burner. Double Glazed windows to the front aspect and Double Glazed French doors to the rear aspect let in plenty of natural light. Two large Central Heated radiators. Kitchen: A modern and stylish installation with a generous amount of storage space. Supported appliances include: a freestanding 'range' type cooker, with five gas 'ring' hobs and a fitted extractor fan above. A fully fitted washing machine, dishwasher and fridge freezer. Other features include: premium quality splash-back tiling, 'soft close' drawers, a 1.5l sink/drainage and LED spotlights. Central Heated radiator and Double Glazed windows to the rear aspect.

W/C

Contains a w/c and a wash basin with storage units underneath. Central Heated towel rack and a 'frosted' Doubled Glazed window to the side aspect.

INTERIOR - First Floor

Landing

Loft access with pull-down ladder.

Bedroom One

4.36m x 3.94m

Large enough for a Superking-size bed and associated furniture. The room also benefits from fully fitted wall-length wardrobes, which free up plenty of floor space. Central Heated radiator and Double Glazed windows to the rear elevation.Note: Beautiful rural views

Bathroom

Fully tiled with a luxurious freestanding bathtub, complete with a handheld shower fixture and a large separate shower cubicle. There is also a wash basin and a w/c. Central Heated radiator and a 'frosted' Double Glazed window to the rear elevation.

Bedroom Two

4.00m x 3.62m

Also large enough for a Superking-size bed and associated furniture. The room benefits from two recessed alcoves which support a double wardrobe each, freeing up plenty of floor space. A notable feature is a lovely original fireplace, which adds plenty of character to this room. Central Heated radiator and Double Glazed windows to the front elevation.Note: Beautiful rural views to the front

Bedroom Three

2.72m x 2.40m

Just about large enough for a double bed and some associated storage furniture, but more spacious with a single or $\frac{3}{4}$ bed. Ideal as a child's bedroom, a nursery, a home office, or possibly a dressing room. Central Heated radiator and Double Glazed windows to the front elevation.Note: Beautiful rural views to the front

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. AI Generated furnishings have been applied to some images and are for illustrative purposes only.



Brier Lane, Havercroft, Wakefield
 Approximate Gross Internal Area
 Main House = 112 Sq M/1206 Sq Ft
 Garage = 34 Sq M/366 Sq Ft
 Total = 146 Sq M/1572 Sq Ft




Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

DISCLAIMER

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