



1 CHURCH STREET
WOOLLEY
WAKEFIELD
WF4



HODSONS

Occupying a truly idyllic setting in the highly regarded rural village of Woolley is the beautiful detached cottage.

The property provides well presented and spacious living accommodation which briefly comprises; entrance hall, lounge with feature inglenook fireplace and pleasant sun room office. A most impressive kitchen/diner complete with an extensive range of quality units and appliances, separate dining room and utility room.

To the first floor are three double bedrooms including the master bedroom with its own en suite shower room. The main family bathroom has a four piece suite including period style free standing roll top bath and a separate shower cubicle.

The property is accessed by secure intercom controlled electric gates leading to a driveway providing ample off road parking and in turn leading to a detached garage. To the front is a private low maintenance patio area with attractive views towards St Peters Church. To the rear a block paved patio area leads out to a good sized split level garden which is mostly laid to lawn with side borders. The garden is enclosed by timber fencing and has a separate summer house, greenhouse and further patio area.

The picturesque village of Woolley is located some 8 miles south of Wakefield city centre offering a peaceful semi rural lifestyle close to delightful surrounding countryside, whilst providing access within approximately 5 minutes drive to junction 38 of the M1 motorway giving excellent access to the major commercial centres of the north.





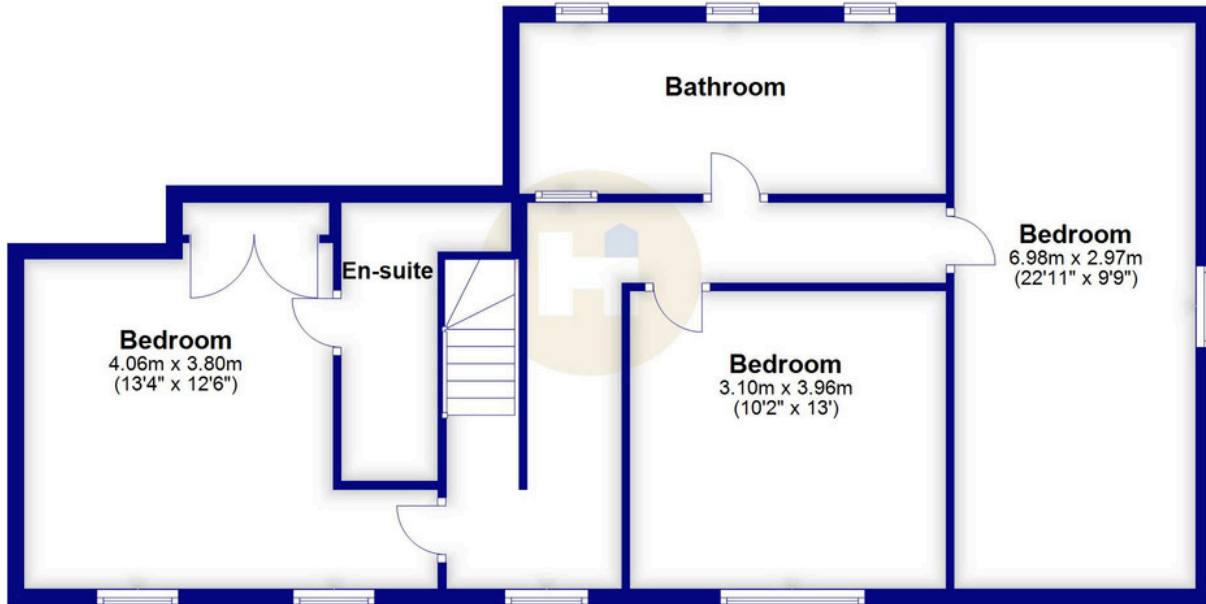




Ground Floor



First Floor



1 Church Street, Woolley

Viewings - Strictly by appointment only

Tenure - This property is Freehold

Services - Connected to Mains water and electricity, drainage and gas

Council Tax - Wakefield Council Band G

Broadband Estimated Speed - 80mbps superfast

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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