



The Old Bake House, 23 Huddersfield Road
West Bretton, Wakefield



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West Bretton, Wakefield, WF4 4JP



A beautiful 17th century stone house thoughtfully restored and presented to a high standard, set back from the road in this conservation area.

Retaining a wealth of characterful old features, this lovely property has undergone extensive renovation by the current owners including a installation of a new central heating system, new roof, windows and doors, yet retaining so much charm of this period home.

Approximately 2784.7 sq ft, the property is approached by a welcoming entrance hall leading through a hallway, which leads to a downstairs w.c. with modern shower room opposite. A continuation of the hallway flows through to the boot room with access into the large utility room providing plenty of useful storage. The principal sitting room is of good proportions with a bay window providing an excellent amount of natural light and fantastic views over the gardens. A wooden door leads through to the second sitting room with superb reception space incorporating the former oven which is where the property gets its name, The Old Bake House. In the past, part of this house was the village bakery. Located off the sitting room is a guest bedroom. The living room is a spectacular space with an opening through to the kitchen/dining room which is of fine proportions and fitted to an excellent standard with high quality integrated appliances and a stunning array of units. To the first floor the large principal bedroom is located through a quality six panel door with fantastic views overlooking the gardens. The second and third double bedrooms also takes advantage of views over the gardens with a superbly appointed four piece suite house bathroom with feature freestanding copper bath and sloping roof. Set back from the roadside, the property is accessed through twin timber gates onto a generous brick set driveway beside an expansive lawned front garden with a mature sycamore tree and a flagged patio seating area ideal for outdoor entertaining. To the side of the property there is a double oak framed open fronted garage/car port.

Situated within walking distance to Yorkshire Sculpture Park with cafes and restaurants in the well regarded village of West Bretton there are fantastic idyllic countryside walks and views. The exclusive Groucho Club is also set to open in 2026 within the Grade II Listed Bretton Hall. West Bretton itself benefits from its own primary school, cricket club and village hall. For those looking to commute further afield, the M1 motorway is only a short drive away with fantastic links to both Leeds, Wakefield, Sheffield and surrounding areas. The City of Wakefield also offers excellent train links to London.





ACCOMMODATION

ENTRANCE HALL

Welcoming entrance hall with front stable entrance door into the main entrance hallway with limestone tiled flooring, inset spotlights to the ceiling and leads to the further hallway.

HALLWAY

Access to the downstairs w.c., downstairs shower room and boot room.

W.C.

Two piece suite comprising low flush w.c. and wash hand basin. Inset spotlights to the ceiling, extractor fan and continuation of the limestone tiled flooring.

SHOWER ROOM

Modern shower room comprising spacious walk in shower cubicle with chrome fittings and large glass shower screen. High ceiling with inset spotlights, extractor fan and heated chrome towel rail.

BOOT ROOM

A continuation of the hallway with double glazed window to the front and side, timber panelling to dado height, inset spotlights to the ceiling and access to the sitting room and utility room.

SITTING ROOM

Bespoke wood framed double glazed bay window to the front with window seat overlooking the pleasant lawned garden and bespoke timber door to the front leading out to the garden with further window to the rear. Exposed beams and timbers to the ceiling offering plenty of character, limestone plastered walls and oak flooring. Central heating radiator and open fireplace with brick surround and feature log burning stove with second original open brick fireplace. Timber door leading to the second sitting room and guest bedroom. Staircase with oak balustrade and glass pane leading to the first floor landing.

SECOND SITTING ROOM

Bespoke double glazed bay window to the front elevation with window seat, exposed beams to the ceiling with spotlights, oak flooring, beautiful exposed open brick fireplace with log burner and former oven which is believed to be where the property gets its name, The Old Bake House.

LIVING ROOM

Spacious open plan space with high ceilings, three velux windows providing plenty of natural light and a variety of wood framed bespoke windows overlooking the landscaped gardens. Central heating radiator, oak flooring and feature log burner. An opening through to the kitchen/dining room.

KITCHEN/DINING ROOM

Beautiful modern kitchen fitted to a tremendous standard with a range of bespoke units and granite work surface over, oak storage shelves and central island which acts as an eight seater dining table with a champagne/drinks trough cooler integrated into the centre of it. Quality appliances comprising freestanding American style fridge/freezer, integrated dishwasher, a freestanding Rangemaster cooker with warming ovens, five ring gas hob, extractor hood above and splash backs. Belfast sink with Perrin and Rowe mixer taps, freestanding stylish wine rack and contemporary vertical central heating radiator. High ceilings with exposed beams, velux window and spotlights. Continuation of the oak flooring throughout. Bespoke wood framed double glazed windows to the front elevation with side timber framed doors leading out to the gardens.





UTILITY

A well proportioned utility room with a range of base units for storage with work surface over, space and plumbing for a washing machine and dryer, double stainless steel sink and drainer unit with mixer tap. Wall mounted central heating boiler, double glazed window to the rear and understairs storage.

GUEST BEDROOM

Two bespoke double glazed windows to the rear, chimney breast with antique brick open fire gate, oak flooring and exposed beams and timbers to the ceiling.

FIRST FLOOR LANDING

Double glazed window to the side, an oak door providing access to the principal bedroom, inset spotlights to the ceiling and timber floor. Staircase to bedroom four located on the second floor.

BEDROOM ONE

Bespoke wood framed double glazed windows to the front and side offering expansive views over the gardens with a window seat. Exposed beams to the ceiling with spotlights, central heating radiator, reclaimed wooden floorboards and built in understairs storage cupboard.

BEDROOM TWO

Bespoke wood framed double glazed windows to the front and side offering views over the gardens, stunning wood beamed ceiling, reclaimed wooden floorboards and built in wardrobes with sliding doors to the side.

BEDROOM THREE

Bespoke wood framed double glazed windows to the front and side with views over the gardens, exposed beams to the ceiling offering plenty of character, spotlights to the ceiling, reclaimed wooden floorboards and built in wardrobes to one side.

BATHROOM/W.C.

Recently renovated with a stunning four piece suite comprising double shower cubicle with wall mounted mixer shower and sliding glazed shower screen, freestanding feature bath with freestanding taps, wash hand basin and low flush w.c. Timber sloping roof with exposed beams, reclaimed wooden floorboards, radiator with heated towel rail and double glazed window to the rear.

BEDROOM FOUR

Located on the second floor leading up with staircase leading to the spacious room with oak handrail and glass balustrade. Two velux windows to the front providing plenty of natural light, central heating radiator and exposed beams to the ceiling.

OUTSIDE

The property sits on 0.36 acres and accessed through twin timber gates providing access to the brick set driveway providing ample off street parking for several vehicles with an expansive lawned front garden surrounded by bush and shrubbery border with a 200 year old sycamore tree. To the side of the property sits a double garage/car port under a pitch roof offering further off street parking and plenty of storage. Immediately to the front of the property there is a Yorkshire stone patio seating area with corner seating area, space for storage and BBQ area, ideal for outdoor dining and entertaining.

COUNCIL TAX BAND

The council tax band for this property is F.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

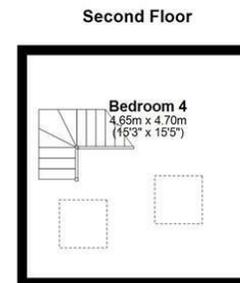
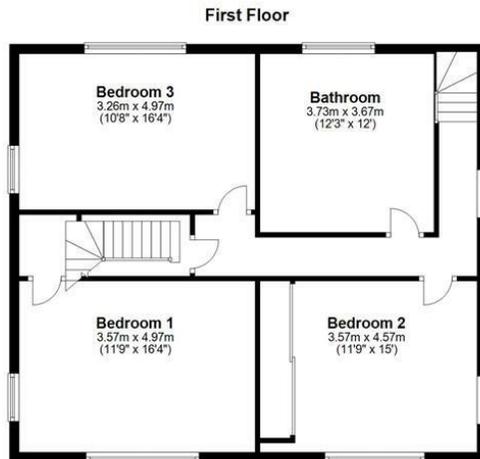
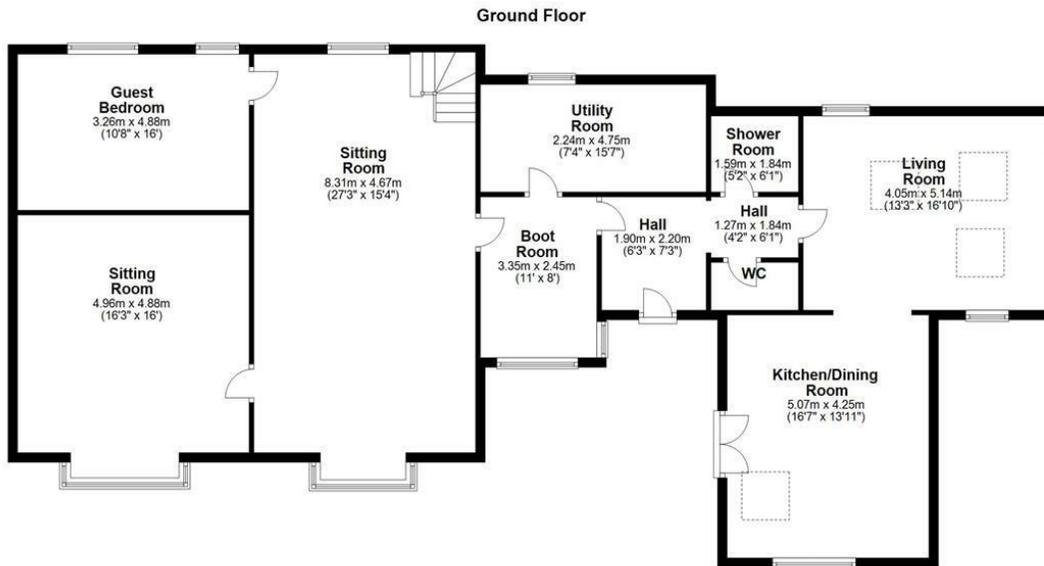
VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.





OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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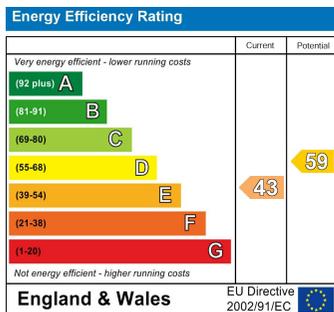
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