



**The Cottage Innfold Farm, Bretton Wakefield WF4 4UG**

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## **The Cottage Innfold Farm, Bretton Wakefield**

Guide Price £425,000-£450,000. A beautifully renovated stone cottage in the heart of the sought-after conservation village of Bretton. Offered with NO UPPER CHAIN, this stylish single-level home.





## Agent Note

### Kitchen

24' 6" max x 9' 8" max ( 7.47m max x 2.95m max )

### Living Room

17' 4" max x 13' 5" max ( 5.28m max x 4.09m max )

### Bedroom One

13' 5" max x 10' 7" max ( 4.09m max x 3.23m max )

### Bedroom Two

13' 4" max x 9' 7" max ( 4.06m max x 2.92m max )

### Garage

18' 3" max x 9' 3" max ( 5.56m max x 2.82m max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## The Cottage Innfold Farm, Bretton Wakefield

- Two-bedroom Stone Cottage
- One level living
- Garage
- Underfloor heating
- Ev charging point

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£425,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WAK127050 - 0013

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