



**Guide price £440,000**

**TENURE : FREEHOLD**

**Cobbler Hall, West Bretton, WF4**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 2**

**Four-bedroom detached home in Bretton village sunroom**

**Spacious layout with plenty of storage utility**

**Ground floor: dining kitchen living room**

**Movenowproperties.com LTD**  
10 Rishworth street, Wakefield, WF1 3BY  
**info@movenowproperties.com |**

**01924 249349**



**Website: <https://movenowproperties.com>**

Movenowproperties are delighted to offer this four-bedroom detached property for sale. Located in the sought after area of Bretton this spacious double fronted family home benefits from ramped wheelchair access, modern internals and spacious well established rear garden.

### **Entrance Hallway**

A welcoming, double-sided entrance hall with stylish ramped access, ideal for wheelchair users. Featuring three double-glazed windows offering plenty of natural light, with an internal door leading into the main hallway.

### **Hall**

A spacious and bright central hall with access to all principal ground floor rooms and a striking white gloss staircase rising to the first floor.

### **Kitchen / Dining Room**

**Kitchen: Measurements: 16'2" x 7' (4.93m x 2.13m)**

**Dining Area: Measurements: 11'11" x 10' (3.63m x 3.05m)**

Designed for modern living, the kitchen features a range of stylish wall and base units with complementary worktops and tiled splashbacks, a sink with mixer tap, and integrated appliances including plumbing for a washing machine and dishwasher. A range cooker with hood and a large double-glazed window overlooking the rear garden complete the space. Internal doors lead to the utility room and sun room.

### **Utility Room**

**Measurements: 6'7" x 9'10" (2.01m x 3.00m)**

A highly practical utility space located behind the garage, offering extra storage, additional work surfaces, washing machine and internal access to the integral garage.

### **Sun Room**

**Measurements: 9' x 5'6" (2.74m x 1.68m)**

A delightful sunroom off the kitchen, ideal for relaxing while enjoying views of the enclosed rear garden through patio doors. Planning permission is currently in place for this room to be extended.

### **Living Room**

**Measurements: 16'5" x 12'1" (5.00m x 3.68m)**

A warm and inviting living space with attractive wood flooring and a large front-facing double-glazed window, bathing the room in natural light.

### **Study**

**Measurements: 10'5" x 7'2" (3.17m x 2.18m)**

A versatile space currently used as a home office, with a double-glazed side window. Could easily function as a fifth bedroom or a dressing room.

### **Bedroom One**

**Measurements: 13'2" x 11' (4.01m x 3.35m)**

A generously sized double bedroom featuring carpet flooring, fitted wardrobes, radiator, and a double-glazed front window.

### **En Suite**

A modern en suite with low-flush WC, wash basin, tiled flooring, and chrome heated towel rail.

### **Bedroom Four**

**Measurements: 10'5" x 7'2" (3.17m x 2.18m)**

A good-sized rear bedroom with carpet flooring, radiator, and double-glazed window overlooking the garden.

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### **Shower Room**

A stylish and practical shower room with low-flush WC, pedestal wash basin, and corner shower cubicle with fully tiled walls and flooring.

### **Bathroom**

A luxurious, beautifully appointed bathroom featuring a freestanding bath, vanity-set wash basin, low-flush WC, traditional heated towel rail, and a frosted double-glazed window for privacy.

### **First Floor Landing**

Providing access to two further double bedrooms.

### **Bedroom Two**

**Measurements: 16' x 10'1" (4.88m x 3.07m)**

A spacious double bedroom with carpet flooring, radiator, and rear-facing double-glazed window.

### **Bedroom Three**

**Measurements: 15'1" x 10'5" (4.60m x 3.17m)**

Another excellent-sized double bedroom, featuring carpet flooring, radiator, and a double-glazed rear window.

### **Outside**

The exterior of the property has been thoughtfully enhanced, featuring:

Attractive stone feature wall with ramped access

Generous driveway parking for up to three vehicles

Former garage with front storage space

Hidden side area housing CALOR gas and oil storage (details upon request)

Large, enclosed rear garden with lawns, fruit, and vegetable patches offering excellent potential for further landscaping or development.

### **Storage/Outbuilding**

**Measurements: 8'1" x 4'10" (2.46m x 1.47m)**

A handy additional storage building.

### **Location**

Ideally positioned near the renowned Yorkshire Sculpture Park, offering the perfect blend of countryside charm and accessibility to local amenities.

EPC - D64

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Tenure: Freehold  
Council Tax Band D  
Property Type: Detached  
Construction type Stone built  
Heating Type Calor gas and oil storage  
Water Supply Mains water supply  
Sewage Mains drainage  
Electricity Supply Mains Electricity  
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.  
Parking type: Off road, drive and garage  
Building safety N/A  
Restrictions N/A  
Rights and easements N/A  
Flooding - LOW  
All buyers are advised to visit the Government website to gain information on flood risk.  
Planning permissions - Approved to render property, complete driveway and extend sun room at rear. Previous permission for solar panel installation. landscaping plans available.  
Accessibility features - Ramp access suitable for wheelchair users  
Coal mining area West Yorkshire is a mining area  
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.  
We advise all clients to discuss the above points with a conveyancing solicitor.

### **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**

For further information or to arrange a viewing please contact our offices directly.

### **Free valuations**

Considering selling or letting your property?  
For a free valuation on your property please do not hesitate to contact us.

### **Agents Note**

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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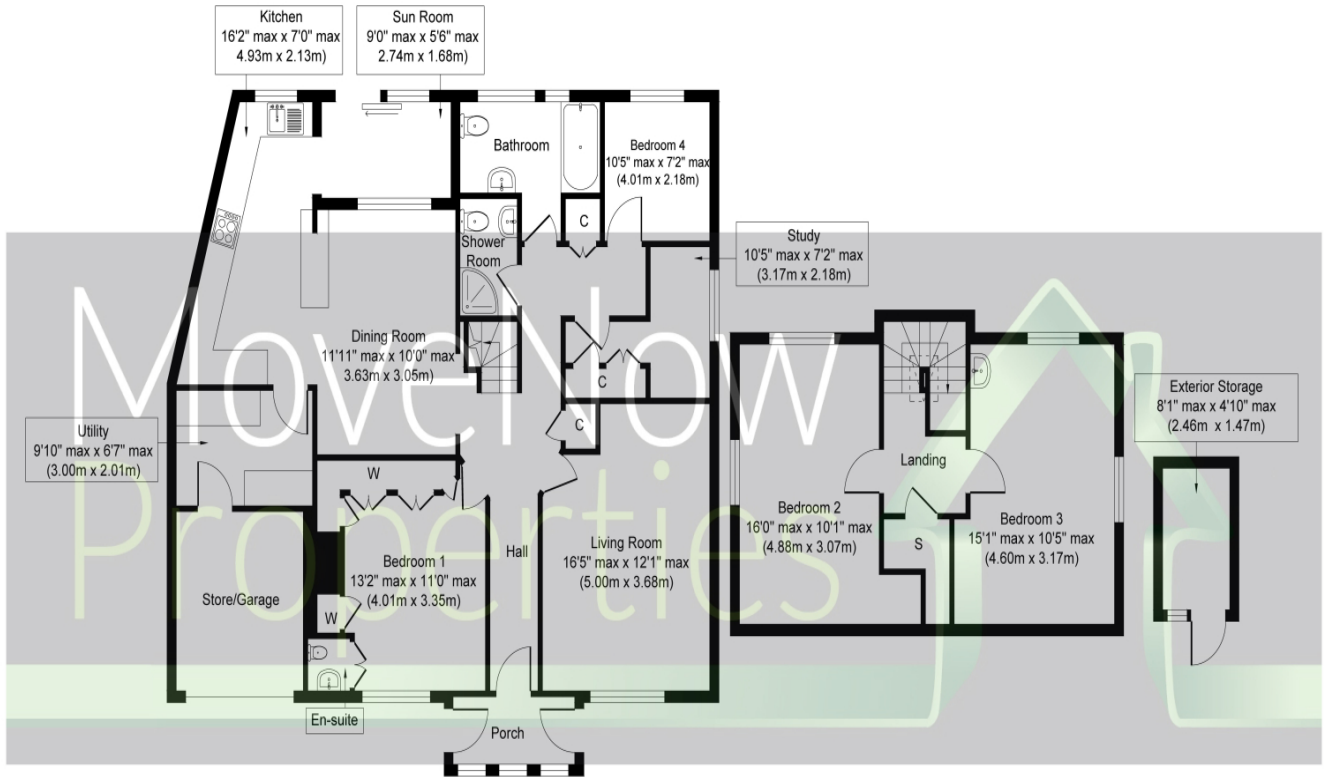


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**Ground Floor**  
**Approximate Floor Area**  
**1297 sq. ft**  
**(120.48 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**441 sq. ft**  
**(40.96 sq. m)**

**Outbuilding**  
**Approximate Floor Area**  
**39 sq. ft**  
**(3.62 sq. m)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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