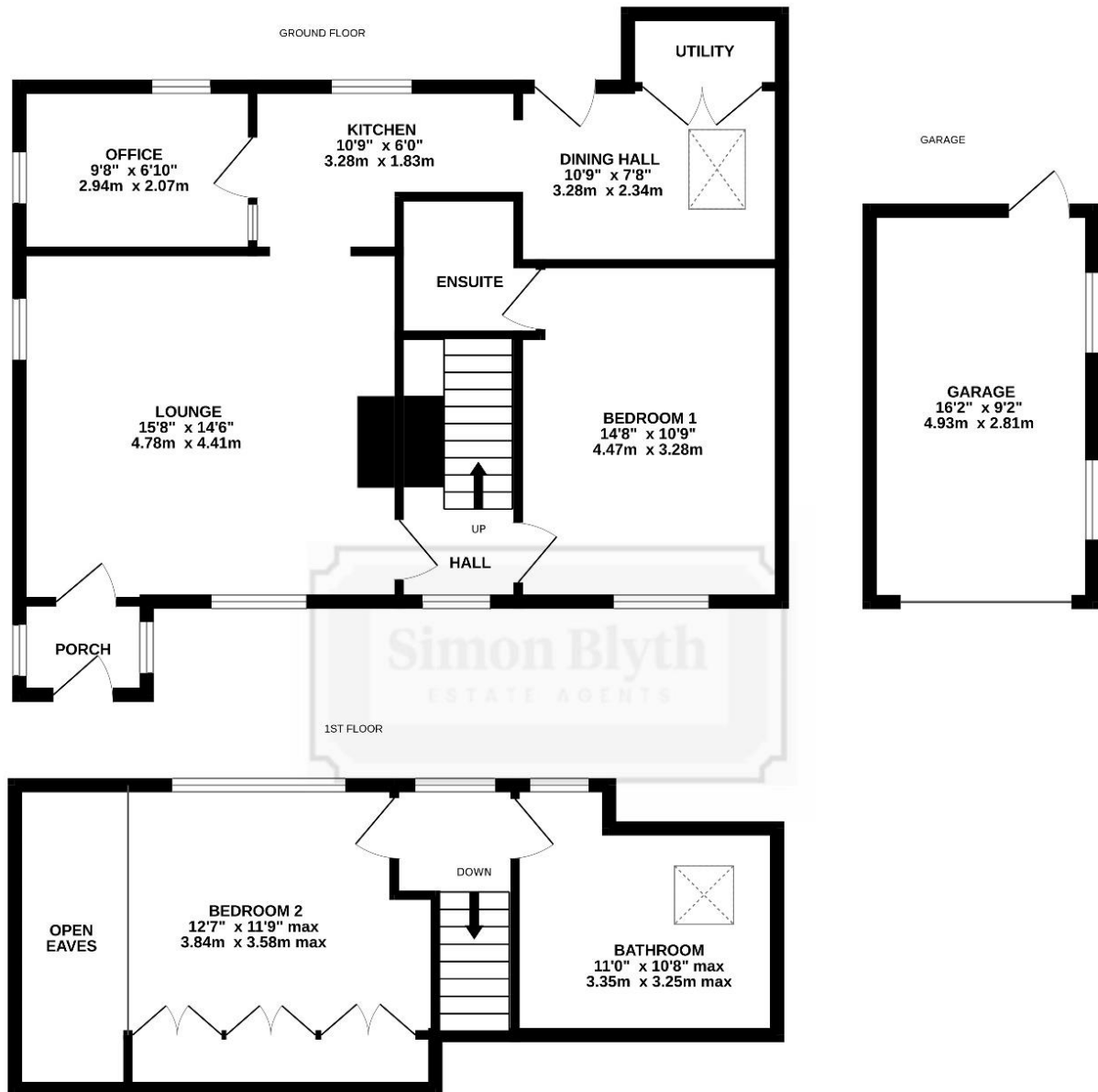




ROSE COTTAGE, HUDDERSFIELD ROAD, BRETTON, WF4 4JP



HUDDERSFIELD ROAD

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PROPERTY DESCRIPTION

NESTLED IN A QUIET HAMLET OF PERIOD PROPERTIES IS ROSE COTTAGE, A BEAUTIFUL, GRADE II LISTED HOME, BRIMMING WITH PERIOD CHARM AND CHARACTER FEATURES, HAVING BEEN MUCH IMPROVED BY THE CURRENT VENDORS. THE PROPERTY IS SITUATED IN THE POPULAR VILLAGE OF BRETTON, WITH EXCELLENT COMMUTER LINKS, PLEASANT NEARBY WALKS AND A SHORT DISTANCE FROM YORKSHIRE SCULPTURE PARK. THE PROPERTY BOASTS FABULOUS FRONT GARDEN, A DRIVEWAY, GARAGE AND VERSATILE ACCOMMODATION ACROSS TWO FLOORS.

In brief the property accommodation comprises of entrance porch, spacious lounge with beautiful inglenook fireplace with exposed brick chimney breast, kitchen, dining room with utility cupboard, home office/ bedroom three, and bedroom one with ensuite shower room. To the first floor there is bedroom two with fitted wardrobes and the house bathroom. Externally the property is accessed via a private shared driveway, with block paved parking area to the rear with ample turning space, there is a garage with lighting and power and the front garden is laid predominately to lawn, with privacy hedging and flower and shrub beds.

Offers Around £375,000

GROUND FLOOR

ENTRANCE PORCH

Enter the property through a beautiful timber and double glazed front door into the entrance. The entrance features terracotta flooring and banks of windows to either side elevations. There is a multipaneled timber with obscure glazing window leading to the lounge and the porch has a pitched roofline.

LOUNGE

Measurements – 15'8" x 14'6" (4.78m x 4.41m)

The lounge is decorated to a high standard and features dual aspect, double glazed, hard wood windows to both the front and side elevations. There is a beautiful, exposed timber beam to the ceilings, inset spotlighting, two radiators and a doorway proceeds to the kitchen. Additionally, there is a timber door which provides access to the vestibule and there are three wall light points. The focal point of the room is the beautiful inglenook fireplace with a fabulous, exposed brick chimney breast which is home to a cast iron multi fuel burning stove which is set upon a raised stone hearth. There is a fitted cupboard room recessed into the alcove with display shelving above.







KITCHEN

Measurements – 10'9" x 6'0" (3.28m x 1.83m)

The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complimentary work surfaces over that incorporate a one and half bowl stainless steel Franke sink and drainer unit with chrome mixer tap. The kitchen is well equipped with built in appliances which includes a four-ring ceramic Bosch hob, a built-in fan assisted oven, integrated slimline dishwasher and integrated undercounter fridge and freezer units. The kitchen features under unit lighting, attractive tiling to the splash areas, inset spotlighting to the ceilings and an extractor fan. Additionally, there is a bank of windows to the rear elevation and a doorway with timber lintel above leads to the formal dining room. The kitchen has a timber door with adjoining window providing access to the home office/bedroom three.





DINING AREA

Measurements – 10'9" x 7'8" (3.28m x 2.34m)

The dining area features high quality flooring, a double glazed skylight window to the rear elevation, a ceiling light point and radiator. There is a decorative dado rail with wall panelling beneath and the dining area also gives access to the utility cupboard which is recessed behind sliding doors where there is plumbing and provisions for an automatic washing machine with work surface and shelving above. To the other side there is a further boot and coat cupboard which has a window to the rear elevation providing natural light and perhaps this area could be utilised to house a tumble dryer, subject to necessary requirements. There is a fabulous stable style door, with part exposed timber lintel above providing access to the rear elevation.





HOME OFFICE/BEDROOM THREE

Measurements – 9'8" x 6'10" (2.94m x 2.07m)

The home office features solid oak wood flooring, dual aspect windows to the side and rear elevations providing a wealth of natural light, inset spotlighting to the ceiling and a radiator. The room is currently utilised as a home office but could be used as a playroom or even as a single ground floor bedroom.



INNER VESTIBULE

Inner vestibule features a bank of double glazed hard wood windows to the front elevation with views across the property's garden. There is a radiator, ceiling light point and decorative wall panelling. A staircase rises to the first floor with central carpet runner with brass stair rods there is decorative dado panelling and a wooden handrail and a door provides access to bedroom one.

BEDROOM ONE

Measurements – 14'8" x 10'9" (4.47m x 3.28m)

Bedroom one is a generous proportions double bedroom which has ample space for free standing furniture the room features fabulous, exposed timber beams and battens to the ceilings there are three wall light points, decorative wall panelling and a bank of double glaze arch windows to the front elevation again taking advantage of pleasant views across the property garden. there is a radiator and a door that provides access to the on-suite shower room.





BEDROOM ONE EN-SUITE

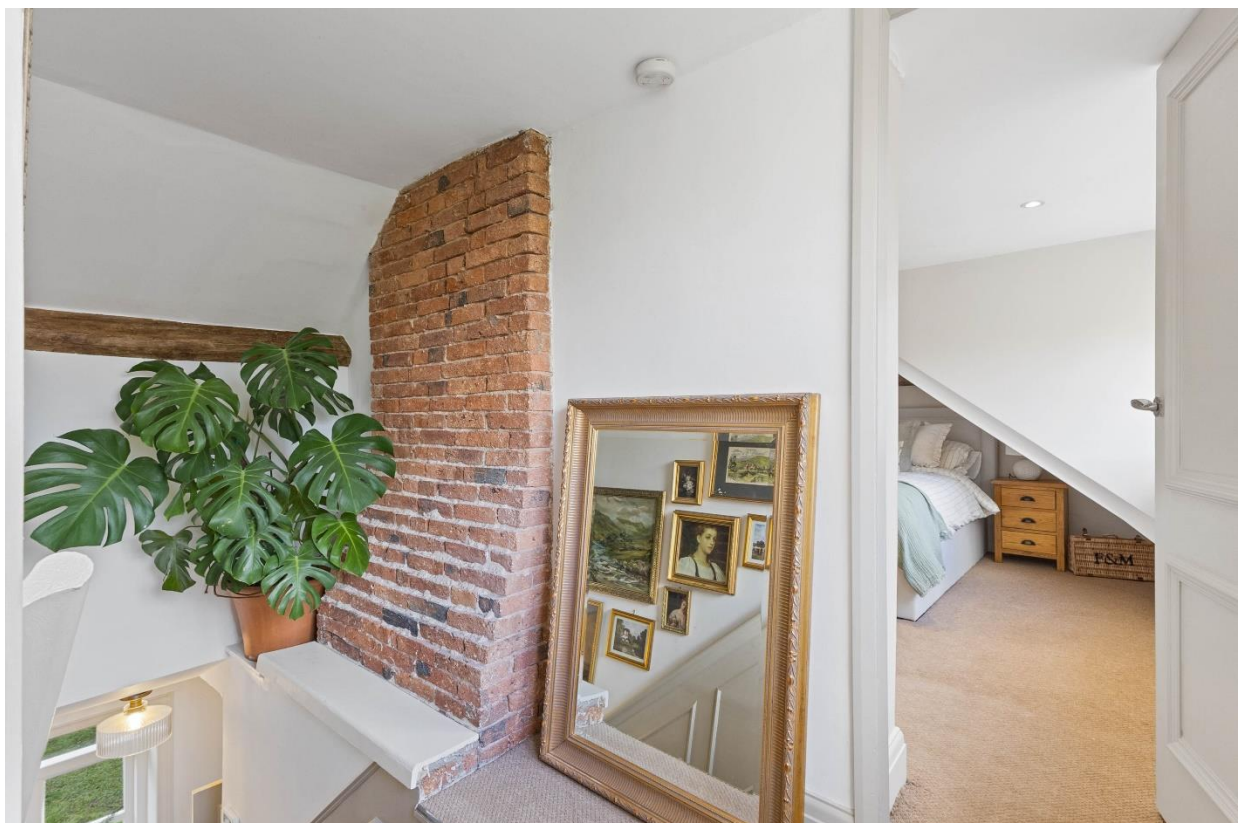
The en-suite shower room is a modern, white three-piece suite comprising of a fixed frame shower cubicle with a thermostatic shower, a low-level W.C. with concealed cistern and push button flush and a broad wall hung wash hand basin with chrome mixer tap. The en-suite shower room features tiled flooring and tiled walls, a ceiling light point, an extractor fan and a chrome ladder style radiator.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the inner vestibule, you reach the first-floor landing which features a beautiful partly exposed brick chimney breast there is an exposed timber beam on display a recessed spotlight to the ceiling, a bank of double-glazed hardwood windows to the rear elevation and doors provide access to bedroom two and the bathroom.



BEDROOM TWO

Measurements – 12'7" x 11'9" (3.84m x 3.58m)

As the photography suggests, bedroom two is a double bedroom which has space for free standing furniture and benefits from a bank of fitted wardrobes which recess under the eaves. There are exposed timber beams on display, a bank of double-glazed hardwood windows to the rear elevation providing pleasant views on to neighbouring period properties in the courtyard. There is in set spotlighting to the ceilings and a radiator.



BATHROOM

Measurements – 11'0" x 10'8" (3.35m x 3.25m)

The bathroom features a modern contemporary three piece suite which comprises of a freestanding rolled top bath with a wall mounted mixer tap, a broad wall hung wash hand basin and a low level W.C. with concealed cistern and push button flush. There is attractive tiled flooring with tiling to the walls, inset spotlighting to the ceiling, a chrome ladder style radiator, a double glazed window and a double glazed sky light window both to the rear elevation providing a great deal of natural light. There is a recessed area providing storage for toiletries and towels and exposed timber beams on display.



OUTSIDE

Externally, Rose Cottage is approached via a private shared driveway. The driveway leads down the side of the property to a block paved driveway which provides off street parking for multiple vehicles and sufficient turning space. The driveway then leads to a garage. From the driveway there is a Yorkshire stone flagged pathway that leads to the rear entrance door and to a low maintenance artificial lawned area with privacy bearing conifer trees. There are external lights and an external tap. The Yorkshire stone flagged pathway continues to the side of the property to a lawn area where there is a pedestrian access gate leading to the enclosed front garden.

To the front of the property there is a particularly private, predominantly long garden with privacy bearing tree and hedged boundaries. A stone flagged pathway immediately to the front of the property leads to the front door into the entrance porch. There is an external light and well stocked flower and shrub beds.

GARAGE

Measurements – 16'2" x 9'2" (4.93m x 2.81m)

The garage features an electric sectional up and over door. There is lighting and power in situ, two windows to the side elevation and a pedestrian access door to the rear elevation.







ADDITIONAL INFORMATION

Property information

Property tenure – Freehold, Grade II Listed

EPC rating – E

Local authority – Wakefield Council

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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PROPERTY VIEWING NOTES -

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