



£170,000

TENURE : LEASEHOLD

Well Head Mews, Chapelthorpe , WF4

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 3

Premium and historic cottage / apartment in an exclusive private development

No Upper Chain – ready for immediate purchase

Positioned among charming stone residences with landscaped communal grounds

Three elegant reception spaces including a stunning garden-facing conservatory

Spacious bedroom with bespoke built-in wardrobes

Traditional kitchen with walk-in pantry and potential for modern upgrades

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com | 01924 249349
Website: <https://movenowproperties.com>

**MoveNow
Properties**

MoveNowProperties are delighted to present this truly exceptional one-bedroom character cottage, set within the exclusive and historically rich Well Head Mews development in the highly desirable village of Chapelthorpe. Offered with No Upper Chain, this is a rare opportunity to acquire a unique home within a beautifully preserved stone courtyard setting. Surrounded by immaculately maintained period properties and landscaped communal grounds, this charming residence perfectly blends timeless character with generous living space and modern-day comfort. Bathed in natural light throughout the day, the property offers a peaceful retreat in a highly sought-after location.

Full Property Description

Nestled within the serene and prestigious Well Head Mews community, this delightful cottage has been lovingly owned and carefully maintained by the same owner for over 40 years, reflecting warmth, care, and enduring quality throughout. Sunlight flows effortlessly through the accommodation, enhancing both the ambience and the cottage's many unique features.

Externally, the property benefits from its own private garden together with access to extensive manicured communal grounds. A single garage and additional allocated parking provide excellent practicality, rarely found with character properties of this type.

Entrance

The home enjoys the benefit of three separate entrances. To the front, a secure and well maintained communal entrance which serves only three properties. The conservatory and reception 2 / dining area provide additional entrances to the property.

Reception 2 / Dining Area

10' 3" max x 6' 10" max (3.12m x 2.08m)

The private rear entrance leads into a bright and spacious reception/dining area, offering double-glazed windows with open views and an abundance of natural light. This versatile space flows seamlessly into both the kitchen and living room.

Kitchen

21' 4" max x 7' 9" max (6.50m x 2.36m)

A generously sized kitchen fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. Features include a 1.5 sink with mixer tap, freestanding cooker, space for a full-height fridge freezer, and plumbing for a dishwasher.

Living Room

14' 10" max x 14' 7" max (4.52m x 4.45m)

A spacious, light-filled living room with a large double-glazed window, carpeted flooring, and an attractive feature fireplace set within a decorative surround, creating a wonderful focal point. Wall lighting adds to the warmth and character of the space.

Conservatory

18' 2" max x 8' 8" max (5.54m x 2.64m)

A versatile conservatory overlooking both the front and side elevations, with patio doors opening directly onto the private garden. This tranquil space connects to a spacious hallway currently accommodating a pull-out single bed and shelving—ideal as a guest or hobby area.

Inner Hallway

Benefiting from a useful storage cupboard with sliding door providing plumbing was washing machine.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com | 01924 249349

Website: <https://movenowproperties.com>



Bedroom

16' 11" max x 11' 11" max (5.16m x 3.63m)

A generously sized double bedroom featuring carpeted flooring, radiator, double-glazed window, and fitted mirrored sliding wardrobes. Additional integrated storage cleverly accommodates two pull-out single beds.

Bathroom

A well-appointed four-piece bathroom suite comprising a walk-in shower, low flush WC, bidet, and wash basin set within a vanity unit. Fully tiled walls complete the space.

Garage

16' 7" max x 8' 11" max (5.05m x 2.72m)

A highly valuable addition, the single garage provides secure parking and excellent storage for tools, bikes, and outdoor equipment. Together with the allocated parking space, it offers exceptional convenience rarely found in cottage developments.

EPC Rating: D59

Please contact us for further details of the full EPC

Tenure: Leasehold

Term: 999 years from 15 July 2019 Approx 993 years remaining

Service Charge & Ground Rent £720 per annum

Council Tax Band C

Property Type: Apartment

Construction type Stone built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

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, garage and off road parking

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 N/A

Accessibility features N/A

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.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

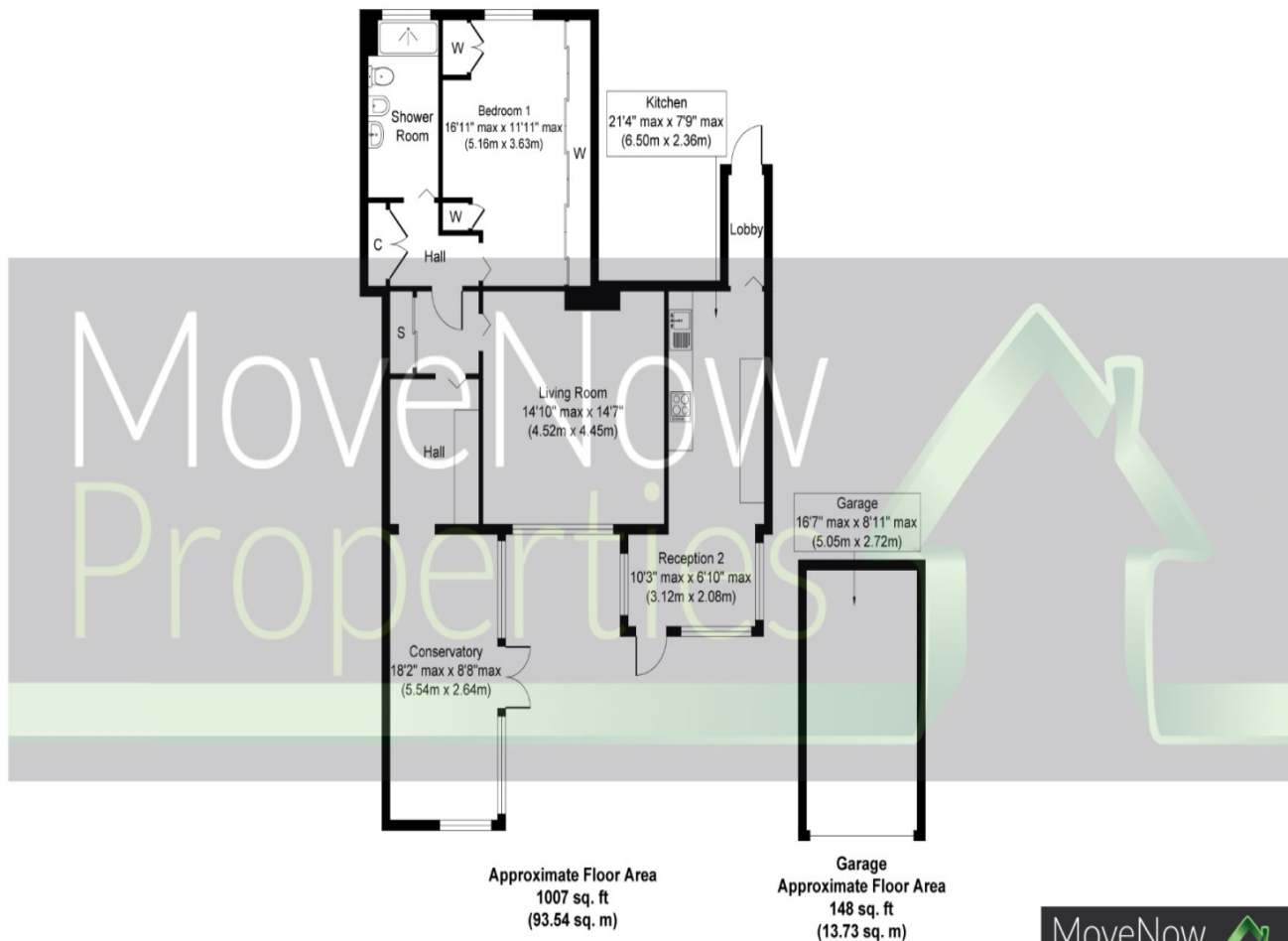
info@movenowproperties.com | 01924 249349

Website: <https://movenowproperties.com>









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.

Copyright V360 Ltd 2025 | www.houseviz.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Chapelthorpe, WF4