



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Huddersfield Road, Bretton, Wakefield, WF4 4JP

Offers Over £240,000

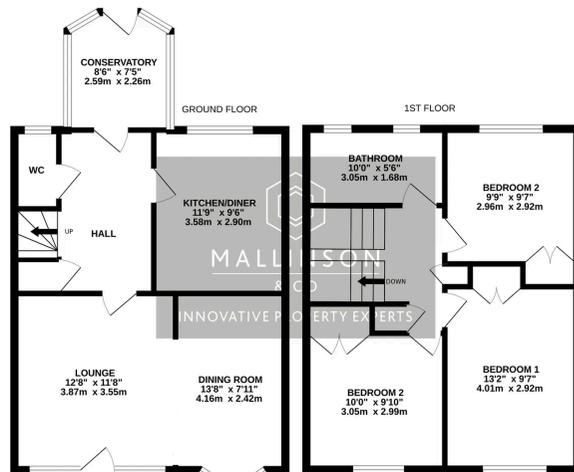
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- MID TERRACE
- 3 DOUBLE BEDROOMS
- OPEN PLAN LIVING & DINING ROOM
- CONSERVATORY
- FITTED KITCHEN
- GARDENS TO FRONT & REAR
- DETACHED GARAGE & OFF ROAD PARKING
- SEMI RURAL VILLAGE LOCATION
- CLOSE TO AMENITIES, SCHOOLING & TRANSPORT LINKS
- NO UPPER VENDOR CHAIN



OCCUPYING A CONVENIENT POSITION ON HUDDERSFIELD ROAD IN BRETTON, THIS WELL-PRESENTED THREE-BEDROOM HOME OFFERS FLEXIBLE LIVING ACCOMMODATION WITH THE BENEFIT OF A CONSERVATORY, ENCLOSED REAR GARDEN AND DETACHED GARAGE. THE PROPERTY ENJOYS A PRACTICAL LAYOUT IDEAL FOR FAMILIES OR PROFESSIONALS ALIKE. BRETTON IS A SEMI-RURAL VILLAGE WHICH IS JUST PERFECT FOR COMMUTERS BEING ONLY A STONE'S THROW AWAY FROM J38 OF THE M1. LOCAL AMENITIES, SCHOOLING, COUNTRYSIDE WALKS AND YORKSHIRE SCULPTURE PARK.



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metropac 2020.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT