



**The Cottage
Innfold Farm
Huddersfield Road
West Bretton**



WITHIN PRESTIGE PROTECTED DEVELOPMENT ON THE FRINGE OF THIS HIGHLY FAVOURED VILLAGE ADJACENT TO THE DELIGHTFUL SCENERY OF BRETTON COUNTRY PARK, A FINE AND CHARACTERFUL SINGLE STOREY CONVERSION. Finished in mellow stone, one of five only high calibre dwellings arranged around a formal courtyard adjacent to the imposing Estate House. Ideal for professional couple/single person or indeed those contemplating retirement, the property retains great atmosphere and traditional features with some exposed stone work and roof structure, whilst affording a modern living amenity with modern range of appointments to the highest standards. Well worthy of an internal inspection the property provides a most convenient commuter base to access Leeds/Wakefield city centres approximately three minutes drive from junction 38 M1 which interconnects with the M62 and A1 link for other important Yorkshire centres. EPC = 'D'.

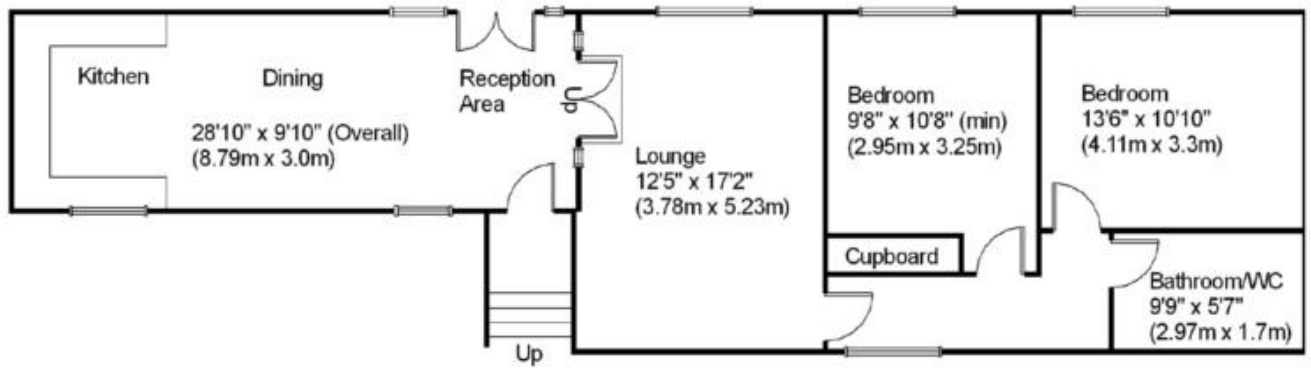
PRICE £235,000

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www.simonblyth.co.uk

**Huddersfield Road
West Bretton**



Drawing: SB-Wfd-14-0028



DINING HALL

Ceramic tiled flooring, exposed beams to the ceiling running the length through to the kitchen, from the dining hall there are double glazed french doors leading out onto the rear courtyard with a sitting out area with two further sash style double glazed windows to the side. Traditional sash style double glazed window to the front elevation in the dining area and two central heating radiators, b.t., telephone point. Open through to the kitchen. From the dining hall through double french doors into the lounge.



DINING KITCHEN

28'10" x 9'10" overall (8.79m x 3.00m overall)

Which has a good range of base units and high level cupboards in a cream shaker style with wooden worktops, sash style double glazed window to the front elevation and a further one to the side. One and a half bowl resin sink with mixer tap above and attractive splash back tiling around all work surfaces, again exposed beams running through to the kitchen area and there are two bars of spotlights above. Integrated Neff four burner gas hob with grill and oven below, extractor hood above. Integrated Neff dishwasher and also Whirlpool washing machine. Integrated fridge freezer. Wall mounted gas combination boiler.



LOUNGE

17'2" x 12'5" approx (5.23m x 3.78m approx)

Step up into the lounge, two double central heating radiators. Double glazed sash window to the rear of the property looking out over the rear courtyard and there is exposed stone work to one wall and again 'A' framed exposed beams to the ceiling, two contemporary style wall lights, t.v., aerial point. The property is fitted with internal oak doors throughout. From the lounge into the rear hallway.



REAR HALLWAY

Double glazed sash window to the front elevation, door leading to some storage area off the hallway. One central heating radiator, access hatch to give some storage space in the loft.

BEDROOM ONE

13'6" x 10'10" approx (4.11m x 3.30m approx)

Double glazed sash window overlooking the rear courtyard, double central heating radiator. Fully fitted wardrobes to one wall in a most attractive oak finish with a selection of hanging space and various shelving within, matching double drawer unit with six drawers in all matching the wardrobes, central ceiling light point, b.t., telephone point in this room.



BEDROOM TWO

10'8" x 9'8" approx (3.25m x 2.95m approx)

One central heating radiator, wall mounted t.v., aerial point, double glazed sash window to the rear elevation with views over the courtyard, b.t., telephone point.



BATHROOM/W.C

9'9" x 5'7" approx (2.97m x 1.70m approx)

Ceramic tiled flooring, one double central heating radiator. Three piece suite in white with mixer tap above the bath and hand basin, tiled to half height around, wall mounted electric shaver point, fully tiled corner shower unit with a plumbed in shower, glass and stainless steel opening door. Extractor fan to ceiling.



EXTERIOR

The front is accessed via a private driveway into the courtyard setting, block paved driveway, parking area to the front and the property does come with a single detached garage. To the front of the property are flower beds with a selection of box hedging and established shrubs and plants and a block paved pathway leading to the front door which has a wooden panelled door, external lighting around the door area, leading through to the dining hall. Immediately to the rear of the property which is accessed via the french doors from the dining hall, there is a paved area for sitting out and this leads to an area which is in the process of being gravelled, wooden gate leading into the main courtyard which is shared by adjoining properties.



EXTERIOR



TENURE - FREEHOLD

Freehold - A maintenance company with each unit owner having a share is responsible for on-going maintenance of the common parts and maintenance charges will be made available on request from the selling agents office.

VIEWING:

For an appointment to view, please contact the Wakefield Office on 01924 361631

DIRECTIONS

Locate junction 38 M1 motorway at Haigh. From the motorway roundabout proceed on the A637 Huddersfield Road towards West Bretton Village. Continue forward past the Country Park to the mini-roundabout, crossing over the roundabout and forward on Huddersfield Road taking the first right hand turning into the driveway adjacent to the Estate House. Follow the service road round the back of the Estate House and the property will be found on the right hand side of the service road indicated by the Simon Blyth for sale board.

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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FLOOR PLANS

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

IMPORTANT NOTES

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MEASUREMENTS

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 9:00 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 3:00 pm

Details printed 05/03/14

SAP
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Energy Performance Certificate

The Cottage, Innfold Farm, Bretton, WAKEFIELD, WF4 4UG

Dwelling type: Mid-terrace bungalow	Reference number: 8722-7623-0830-4049-2976
Date of assessment: 31 July 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 31 July 2012	Total floor area: 82 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,037
Over 3 years you could save	£ 450

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 147 over 3 years	<div style="background-color: #4F814F; color: white; padding: 10px; border: 1px solid white;"> You could save £ 450 over 3 years </div>
Heating	£ 1,539 over 3 years	£ 1,257 over 3 years	
Hot Water	£ 294 over 3 years	£ 183 over 3 years	
Totals	£ 2,037	£ 1,587	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4F814F; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #70AD47; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #92D050; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #F0E68C; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #F79646; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #E74C3C; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #C0392B; color: white; text-align: center;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #0070C0; color: white;">Current</th> <th style="background-color: #0070C0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">68</td> <td style="text-align: center; font-size: 2em;">86</td> </tr> </table>	Current	Potential	68	86
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Current	Potential											
68	86											

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 135	✔
2 Low energy lighting for all fixed outlets	£20	£ 48	✔
3 Heating controls (room thermostat)	£350 - £450	£ 75	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.