

Richard
Kendall
Lettings



RENT £1,150 Per Month DEPOSIT £1,326

Honeysuckle Cottage Doncaster Road, Wragby, Wakefield, WF4 1QX

Honeysuckle Cottage Doncaster Road, Wragby, Wakefield, WF4 1QX

ACCOMMODATION

Situated in the village of Wragby, close to Nostell Priory, is this beautifully presented and extensively renovated two bedroom mid terrace cottage. The property has undergone a comprehensive programme of works, including a full rewire, damp proofing, new plumbing and central heating, new kitchen and bathrooms, replastering, brand new carpets and fresh décor throughout. Offering well proportioned accommodation, the property also boasts, generous reception space, a modern fitted kitchen, shower room, office and en suite bathroom, together with an attractive enclosed rear garden. This charming home is certainly not one to be missed.

The accommodation briefly comprises a kitchen diner with access to the living room, utility/W.C., first floor landing and sitting room, with the sitting room providing access out to the rear garden.

To the first floor, the landing provides access to two bedrooms, and additional office or dressing room and the shower room. Bedroom one benefits from its own en suite bathroom, whilst bedroom two also provides further loft access.

Externally, to the front of the property is a small buffer garden, predominantly paved and complemented by mature shrubs and flowers. The frontage is enclosed by walling and wrought iron fencing, with a wrought iron gate providing access. Also to the front there is street parking within close proximity. To the rear is an attractive secret garden style space incorporating lawned areas, mature trees, shrubs and flowers, together with space for a greenhouse and a useful brick built outbuilding ideal for storage. There is also a paved patio area, perfect for outdoor dining and entertaining. The garden is fully enclosed by walling and timber fencing, making it ideal for both children and pets.

Wragby is a popular village location, particularly for those who enjoy a more peaceful setting with scenic walks close by, including those around Nostell Priory. A wider range of amenities can be found in nearby Featherstone, Pontefract and Wakefield. Regular bus services operate close to the property, whilst both Featherstone and Fitzwilliam have their own railway stations. Wakefield also provides wider rail connections to Leeds, Manchester and London. The A1 is within easy reach, providing convenient access towards both the M62 and M1 motorway networks for those travelling further afield.

Council Tax Band B
Deposit £1326

KITCHEN DINER

16'3" x 12'8" [max] x 4'10" [min] [4.96m x 3.87m [max] x 1.48m [min]]
Timber framed front entrance door with frosted glass panel leading into the kitchen diner. Doors provide access to the living room and utility/W.C., with stairs leading to the first floor landing. The kitchen diner leads through to the sitting/breakfast area. Central heating radiator and UPVC double glazed window to the front. The kitchen is fitted with a range of modern Shaker style wall and base units with quartz work surfaces over, incorporating a composite sink and drainer with mixer tap and tiled splashbacks. stone flagged flooring throughout. There is a range style cooker, built in fridge freezer and washing machine.

SITTING/BREAKFAST AREA

13'0" x 6'8" [3.97m x 2.05m]
UPVC double glazed window and door leading into the rear garden, central heating radiator and fitted larder style units. One unit provides space for the fridge freezer, whilst another houses the ideal combination boiler.

UTILITY/W.C.

7'3" x 7'4" [2.23m x 2.24m]
Frosted UPVC double glazed window to the front, chrome ladder style central heating radiator and low flush W.C. Fitted with a range of Shaker style wall and base units with wooden work surfaces over, ceramic sink with mixer tap, tiled splashback and space and plumbing for a washing machine.

LIVING ROOM

16'2" x 11'5" [max] x 10'2" [min] [4.95m x 3.50m [max] x 3.10m [min]]
UPVC double glazed window to the front, central heating radiator and decorative fireplace with tiled hearth and exposed brick surround. Stone flagged flooring throughout.

FIRST FLOOR LANDING

11'1" x 6'4" [max] x 2'7" [min] [3.38m x 1.95m [max] x 0.79m [min]]
Exposed beams to the ceiling, loft access, Velux skylight, central heating radiator and doors providing access to bedroom one, bedroom two, the office and the shower room.

BEDROOM ONE

11'3" x 13'9" [max] x 11'10" [min] [3.43m x 4.20m [max] x 3.62m [min]]
UPVC double glazed window to the front, central heating radiator and door providing access to the en suite bathroom.

EN SUITE BATHROOM

7'3" x 7'4" [2.23m x 2.24m]
Chrome ladder style central heating radiator, frosted UPVC double glazed window to the front and a modern suite comprising low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, and P shaped panelled bath with mixer tap, mains fed overhead shower, shower attachment and glass shower screen. Part wet wall panelling.

BEDROOM TWO

12'2" x 10'8" [max] x 6'8" [min] [3.72m x 3.26m [max] x 2.04m [min]]
UPVC double glazed window to the front, central heating radiator and further loft access.

OFFICE / ADDITONAL ROOM / DRESSING ROOM

8'0" x 8'7" [max] x 7'0" [min] [2.45m x 2.62m [max] x 2.15m [min]]
Velux skylight and central heating radiator.

SHOWER ROOM

7'2" x 5'2" [2.20m x 1.58m]
Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator and a modern suite comprising low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, and shower enclosure with mains fed overhead shower, shower attachment and glass shower screen. Part tiled walls.

OUTSIDE

To the front of the property is a small buffer garden, predominantly stone paved and complemented by planted features incorporating mature shrubs and flowers. The frontage is enclosed by walling and wrought iron fencing, with a wrought iron gate providing access. Also to the front of the property there is street parking available within a close proximity to the property. To the rear is an attractive secret garden style space with lawned and planted areas, mature trees, shrubs and flowers, together with a paved patio area ideal for outdoor dining and entertaining. There is also space for a greenhouse and access to a useful brick built outbuilding. The garden is fully enclosed by walling and timber fencing, making it ideal for both children and pets. Enclosed bin area to the rear, securely fenced off and separate to the private garden - accessed via a shared access path and right of way across neighbouring properties.

Room Measurements

In all our property rental brochures there is a 6" measurement tolerance. Any prospective tenant should take their own measurements to enable them to obtain exact details for the purposes of furniture, curtains, white goods, etc.

Application and Payments

Once you have decided to apply for a Property we will give you a Pre-Application Form to be completed before passing your details over to our referencing company Goodlord. The pre-Application Terms explain in more detail the Consents requested from Applicants, Payments due from Tenants, the Process involved and the Main Points of a proposed Tenancy. You can also view our Application Terms by visiting our website.

PAYMENTS

Following the introduction of the Tenant Fees Act 2019, Landlords and Letting Agents can only require Tenants to pay "permitted payments". These payments include the rent for the property, a Tenants Deposit (held against damage or default) a Tenants Holding Deposit and specified other payments and charges. These are listed on our website noted above and are set out in more detail in our Application Terms.

TENANTS PROTECTION INFORMATION

Richard Kendall Estate Agent Ltd is a member of CMP Propertymark, Scheme Ref:C0124400, which is a client money protection scheme, and also a member of Property Ombudsman Scheme Ref: N3734, which is a redress scheme. You can find out more details on our website noted above or by contacting us by telephone.

