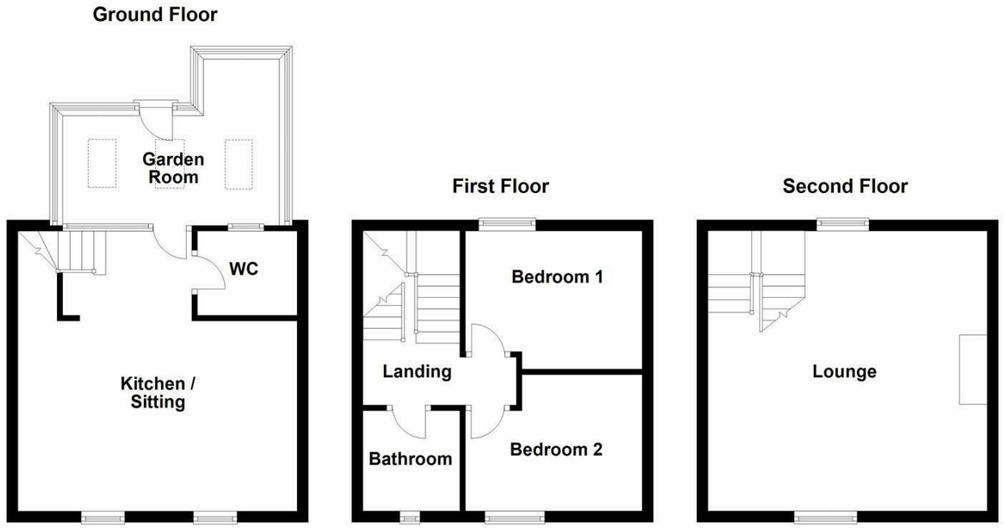

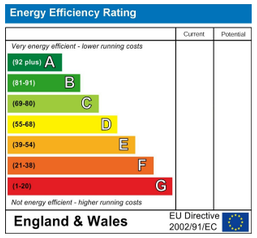

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

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

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

The Dovecote, Sycamore Lane, Bretton, Wakefield, WF4 4JZ

For Sale Freehold Offers Over £350,000

This enchanting two bedroom end cottage, part of a charming barn conversion, features a unique layout perfect for those who relish idyllic country living. The home boasts charming details such as exposed beams and brick, a butler's sink, beautiful cast iron vintage radiators throughout, a log burning stove, and a captivating enclosed garden. Conveniently located near Bretton College and the Yorkshire Sculpture Park, it also offers access to beautiful local walks.

The accommodation briefly comprises of a stable door leading into the garden room surrounded by timber frame double glazed windows allowing plenty of light, a kitchen/sitting area with access to the handy downstairs w.c. and the understairs snug housing the combi boiler. To the first floor there are two bedrooms and the house bathroom/w.c. On the second floor there is the lounge incorporating a vaulted ceiling along with exposed brick and log burning stove to give a cosy cottage feel. To the front of the property the garden is laid to lawn and to the rear there is an attractive landscaped enclosed rear garden, which incorporates lawned areas with planted borders, mature trees and shrubs throughout. Pebbled, block paved and stone paved pathway to the entrance door, of which incorporates a stone paved patio area perfect for outdoor dining and entertaining. There is access to a timber built work shop with power and light, which could be used for a variety of purposes and leads into the garage with power and light, electric up and over door.

With its rural location this property would make an ideal purchase for those looking for the village lifestyle, whilst not being too far away from major cities such as Wakefield. The M1 motorway network is only approximately 5-10 minutes away, convenient for those who wish to commute further afield to Leeds, Sheffield, Barnsley and Huddersfield.

Available with no chain involved and immediate vacant possession. Only a full internal inspection will truly show what this property has to offer and so an early viewing comes highly advised.

ACCOMMODATION

GARDEN ROOM
12'9" x 9'7" max x 6'4" min (3.91m x 2.93m max x 1.95m min)
Timber stable door leading into the garden room. Three Velux skylights, column style central heating radiator, frosted double glazed window looking into the downstairs w.c. Timber framed double glazed windows looking into the kitchen/sitting room. Timber framed double glazed door leading to the kitchen/sitting room. Double glazed timber framed windows. Fitted storage cupboard, decorative panelling to the walls and exposed brick.

KITCHEN/SITTING ROOM
16'6" x 17'6" max x 10'10" min (5.04m x 5.34m max x 3.32m min)
Stairs providing access to the first floor landing, door to the downstairs w.c., exposed beams to the ceiling, two double glazed timber framed windows, column central heating radiator, partial exposed brick to the walls, access to understairs storage/snug. The kitchen has a range of wall and base units with solid wooden work surface over, ceramic Belfast sink with mixer tap, tiled splashback, feature Aga, plumbing for a washing machine, space for an undercounter fridge freezer and small integrated fridge. The Vokera combi boiler is housed in the snug.

DOWNSTAIRS W.C.
5'1" x 5'0" (1.57m x 1.54m)
Timber framed double glazed window to the garden room, exposed beams, column central heating radiator, low flush w.c., pedestal wash basin with tiled splashback.

FIRST FLOOR LANDING
Access to the second floor. Exposed brick to one wall, exposed beams, doors to the bedrooms and bathroom/w.c.

BEDROOM ONE
10'4" x 8'11" max x 7'10" min (3.17m x 2.72m max x 2.4m min)
Exposed beams throughout, access to understairs storage, timber frame double glazed window, fitted wardrobes and column central heating radiator.

BEDROOM TWO
10'5" x 7'11" max x 5'10" min (3.19m x 2.43m max x 1.8m min)
Spotlights to the ceiling, exposed beams, timber framed double glazed window and column central heating radiator.

BATHROOM/W.C.
5'9" x 6'1" (1.76m x 1.87m)
Frosted double glazed window, extractor fan, spotlighting to the ceiling, low flush w.c., ceramic wash basin built into a storage unit with mixer tap, panelled bath with mains fed shower head attachment, ladder style central heating radiator, partial panelling and partial tiling.

SECOND FLOOR LOUNGE
17'1" x 17'2" (5.22m x 5.24m)
Two arched timber framed double glazed windows giving dual aspects, a column central heating radiator, exposed beams to the vaulted ceiling, exposed brick throughout, log burning stove with exposed brick hearth and surround with a wooden mantle. The chimney breast is also exposed brick. Two timber built fitted storage cupboards.

OUTSIDE
To the roadside there is a lawned garden, whilst to the other side of the property there is a landscaped garden incorporating lawned areas with planted borders, mature shrubs and trees fully surrounded by walls with a stone paved patio area perfect for outdoor dining. A block paved pathway with pebbles wraps through and leads through to the garden room entrance door. Stone built terrace garage with timber built shed/store/workshop.

WORKSHOP
13'8" x 5'10" average (4.19m x 1.79m average)
Timber access door, double glazed timber framed window, spotlights to the ceiling, wall and base units with laminate work surface over. Opening to the garage. Could be used for a variety of purposes such as an art studio.

GARAGE
18'7" x 10'0" (5.67m x 3.06m)
Electric up and over door, power and light.

PLEASE NOTE
Please note, the property is heated by LPG gas fired central heating system.

COUNCIL TAX BAND
The council tax band for this property is TBC.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.