



# The Estate House, 20 Huddersfield Road

For Sale £895,000

West Bretton, Wakefield, WF4 4JY

Holroyd Miller have pleasure in offering for sale this truly unique opportunity to acquire the former Estate House, imposing double fronted Victoria style detached home built in the mid 1860's revealing original features and situated in this ever sought after village of Bretton south of Wakefield city centre, being of local interest and close to Bretton Sculpture Park, and lovely village school, within easy reach of J38 and J39/M1 ideal for those travelling to either Leeds or Sheffield, close to the M62 for easy access for travel to Manchester and the Northwest, close to Wakefield and Huddersfield and its excellent schools, London can be reached within 2 hours from Wakefield train station. For those looking for something a little bit different the accommodation briefly comprises; impressive entrance reception hallway with open staircase and storage, living room with dual aspect windows, feature stone fire place, recess storage cupboards, impressive formal dining room again with dual aspect windows, fire place, recess storage cupboards, sitting room making the most of the open views, stunning kitchen/diner adjacent utility room, access to useful cellar, rear entrance hall with cloakroom/wc. To the first floor, stunning galleried landing four bedrooms, three bathrooms. Outside, gardens to three sides with attractive block paved driveway providing allocated parking. A stunning family home offering a unique opportunity which must be viewed. Offered with NO CHAIN.

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## West Bretton, Wakefield, WF4 4JY

### IMPRESSIVE ENTRANCE RECEPTION HALLWAY

With double opening doors, stone flagged floor, open staircase, under stairs storage cupboard, central heating radiator.

### LIVING ROOM

23' 11" x 18' 2" (7.29m x 5.56m)

Having polished wood floor, stone fire surround and hearth, recess built in storage cupboards, dual aspect windows, three wall light points, cornicing to the ceiling, three central heating radiators.

### FORMAL DINING ROOM

23' 10" x 18' 1" (7.27m x 5.52m)

With oak flooring, recess storage cupboards, stone fire surround and hearth, beamed ceiling, two central heating radiators, dual aspect windows.

### SITTING ROOM

19' 10" x 13' 10" (6.07m x 4.22m)

Situated off the kitchen with laminate wood flooring, stone fire surround and hearth, mullion window making the most of the views, central heating radiator.

### KITCHEN/DINER

19' 1" x 12' 5" (5.82m x 3.80m)

Fitted with a matching range of high gloss fronted wall and base units, contrasting oak worktops, colour co-ordinated sink unit, monobloc tap fitment, fitted Range oven with extractor hood over, tiling between the worktops and wall units, Yorkshire stone flagged floor, feature sash window, useful pantry cupboard.

### UTILITY ROOM

8' 10" x 8' 6" (2.71m x 2.60m) plus doorwell

With a range of high gloss cream fronted wall and base units, worktop areas, stainless steel sink unit, single drainer, tiled floor, useful deep storage cupboard, central heating radiator.

### REAR ENTRANCE HALL

With French doors leading onto the rear garden.

### CLOAKROOM

Having wash hand basin set in vanity unit, low flush w/c, central heating radiator.

### STAIRS LEAD TO...

### IMPRESSIVE GALLERIED LANDING

With oak balustrade.

### BEDROOM TO FRONT

15' 9" x 20' 8" (4.82m x 6.31m)

With dual aspect windows with window shutters, six wall light points, two central heating radiators, walk in wardrobe with hanging space.

### EN SUITE BATHROOM

Comprising; pedestal wash basin, low flush w/c, free standing bath, corner shower cubicle, tiled, down lighting to the ceiling, chrome heated towel rail.

### GUEST BEDROOM TO FRONT

15' 9" x 20' 8" (4.82m x 6.31m)

Again having dual aspect windows, central heating radiator, open views, walk in wardrobe with hanging space.

### EN SUITE BATHROOM

Furnished with modern white suite comprising; pedestal wash basin, low flush w/c, panelled bath with shower cubicle, tiling.

### HOUSE BATHROOM

Furnished with modern white suite comprising; pedestal wash basin, low flush w/c, panelled bath, shower cubicle, tiling.

### BEDROOM TO REAR

10' 1" x 8' 1" (3.09m x 2.47m)

With built in wardrobes, feature sash window with open views.

### BEDROOM TO REAR

13' 4" x 10' 1" (4.07m x 3.09m) With dual aspect sash windows, open views, central heating radiator.

### OUTSIDE

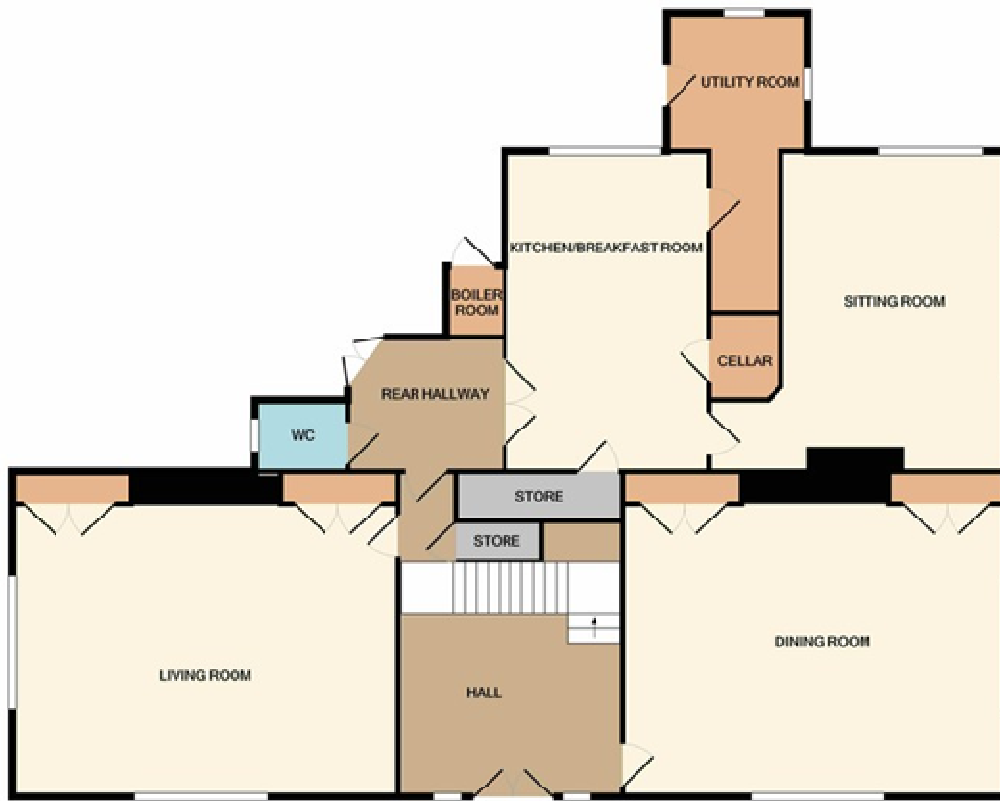
The property occupies a prominent position just off the main road with lawned gardens to the front with wrought iron railings, further garden area to the side and rear with attractive block paved driveway providing ample allocated parking, access to useful storage and boiler room. (Please note the property is on LPG Storage Gas Tanks which is located to the front left of the property) (The property is also subject to a service charge on the development of £50.00 per month for maintenance of the common areas).



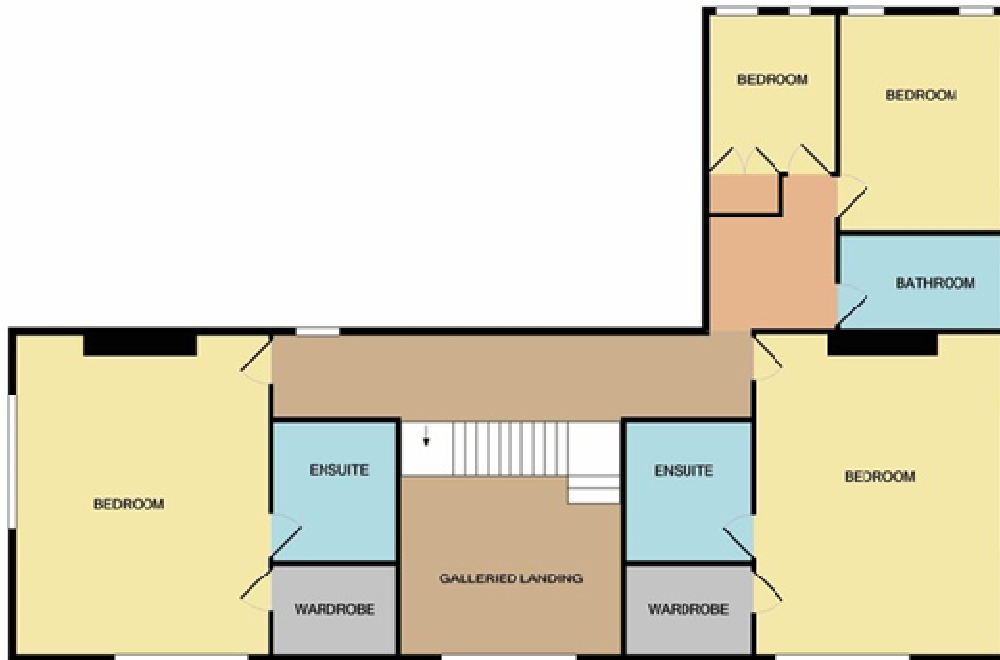








GROUND FLOOR  
APPROX. FLOOR  
AREA 2024 SQ. FT.  
(188.3 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1606 SQ. FT.  
(149.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 3630 SQ. FT. (337.2 SQ. M.)

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. 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 operability or efficiency can be given.  
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