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Gardeners Cottage, Pinfold Lane

Mirfield



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Offers In Region Of £600,000

THIS UNIQUE DETACHED COTTAGE BUILT TO ACCOMMODATE THE GARDENER OF BLAKE HALL ENJOYS A PEACEFUL TUCKED AWAY POSITION.

Set in secure substantial grounds with a south facing garden this comfortable home comprises of: dining kitchen, lounge and conservatory, 2 double bedrooms 1 with en-suite, snug/bedroom, family bathroom and lower ground floor cellar/utility. Enjoying double glazing throughout, gas fired central heating and a Defra approved multi fuel stove.

The large sweeping driveway leads to a detached double garage providing ample off road parking for a number of vehicles. At the entry of the driveway there is an old stable building which could provide an opportunity for redevelopment.

Conveniently situated for well renowned schooling within the area and handily placed for access to

the centre of Mirfield, including its train station and access to the M62 motorway network.

The welcoming hall has oak panelling to the walls, two wall lights and a concealed cloak cupboard.

The dining kitchen is fitted with a range of bespoke oak wall and base units with quartz work surfaces and upstands. White goods are integrated and include a dishwasher, washing machine, fridge freezer, and double oven. There is also a 4-ring gas hob fitted with a stainless-steel extractor unit. There is generous storage in the island unit, pull out larder unit and glass fronted display cabinet complemented by numerous drawers and cupboards in the base units. Partly exposed stonework, an oak beam, and a feature porthole window all add to the character.

Hardwood double doors open to the south facing conservatory which has ample room for entertaining and relaxing whilst enjoying views of the rising golf course and woods. Fitted with laminate flooring, two wall lights, double socket and two sets of double doors opening onto the patio together with opening top windows along each side for cooling.



The living room has feature exposed stonework to the walls, exposed beam, multi fuel burning stove with feature chimney hood set on a stone plinth with solid oak tops extending either side. Central heating radiator, windows to the side elevation and hardwood glazed double doors opening to the conservatory.

The snug/bedroom has oak panelling on the walls with concealed pull-out single bed, brick fireplace surround with tiled hearth, 2 wall lights, double glazed windows, central heating radiator and hardwood door opening to stone steps leading down to the cellar/utility room.

The well-lit basement provides a most useful cool storage space having a laminate work surface and plumbing for an automatic washing machine, a sink unit with side drainer, electric power, central heating radiator, external timber door giving access to the driveway and garden.

The main bathroom is fully tiled, with a tiled floor. A Mira mixer shower is integrated into the thermal bath.

The guest bedroom is of generous size with a pleasant outlook to the side garden. The storage room between the two bedrooms would make an excellent walk-in wardrobe.

Completing the accommodation is the well-proportioned main bedroom with the benefit of a good sized en-suite shower room.

Outside: There is a long sweeping tarmac driveway which leads up to the property providing parking for a number of vehicles. Immediately adjacent to the property there is a stone flagged patio to the side and front and access to a stone built double garage with remotely operated up and over door and internal electric power and lighting. There is a substantial lawned garden to the front with flower and shrub borders and a variety of mature trees. The front garden is South facing and offers a good degree of privacy and would be an ideal place for children to play and family to entertain. There is a further lawned garden with shrub and flower borders to the side and there are lantern style exterior lighting and a further solid built garden store.



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band E

EPC: E

What3Words: daffoldils.precluded.glove

Parking: Garage

Easement on property- Telegraph pole

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: check with your provider

Mobile Coverage: 5G Available



AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

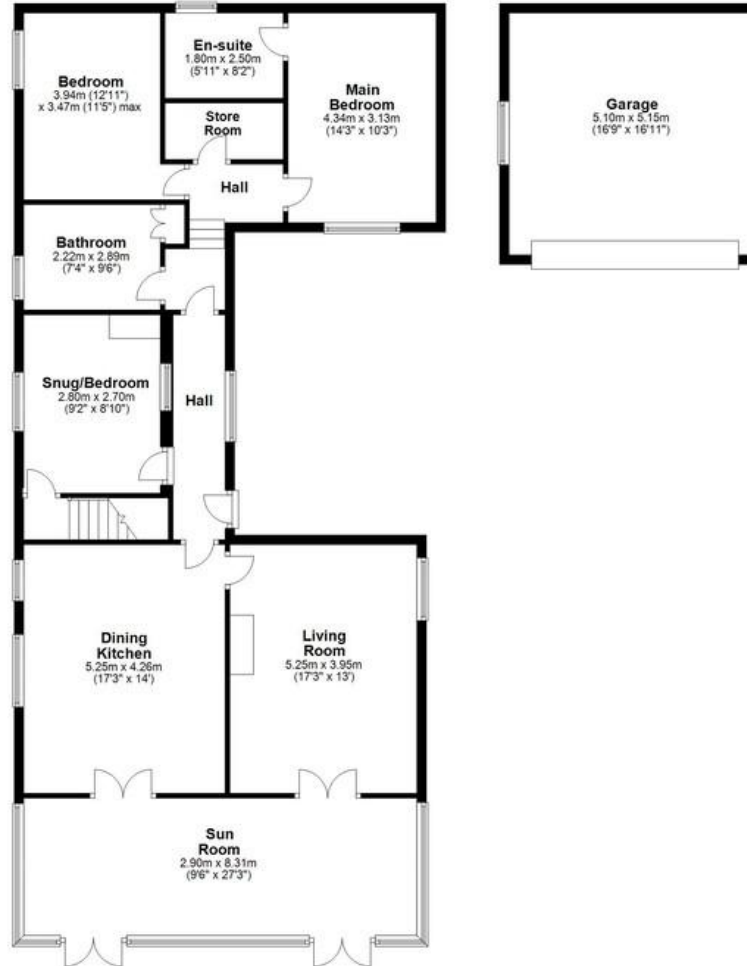
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

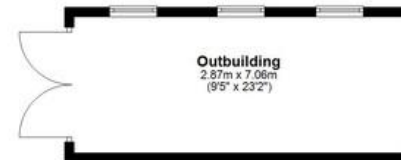
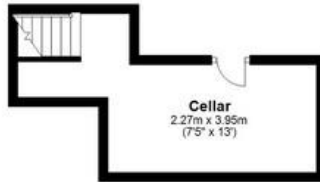
Ground Floor

Approx. 174.9 sq. metres (1882.7 sq. feet)



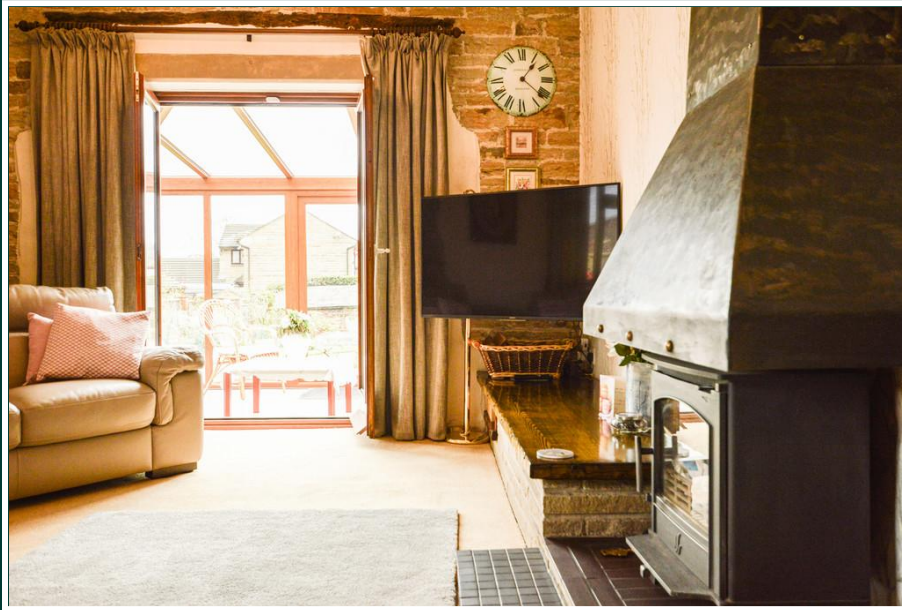
Basement

Approx. 13.8 sq. metres (149.1 sq. feet)

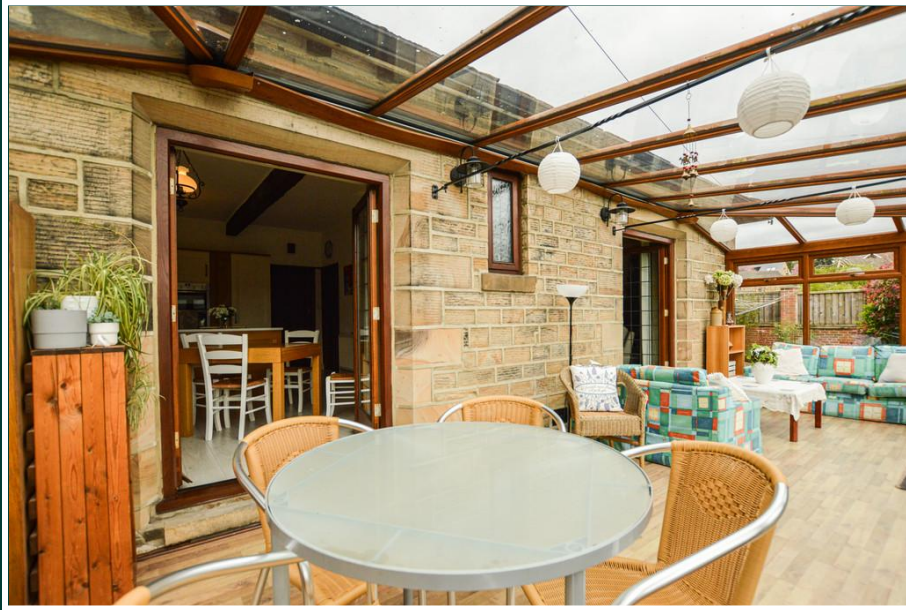


Total area: approx. 188.8 sq. metres (2031.8 sq. feet)



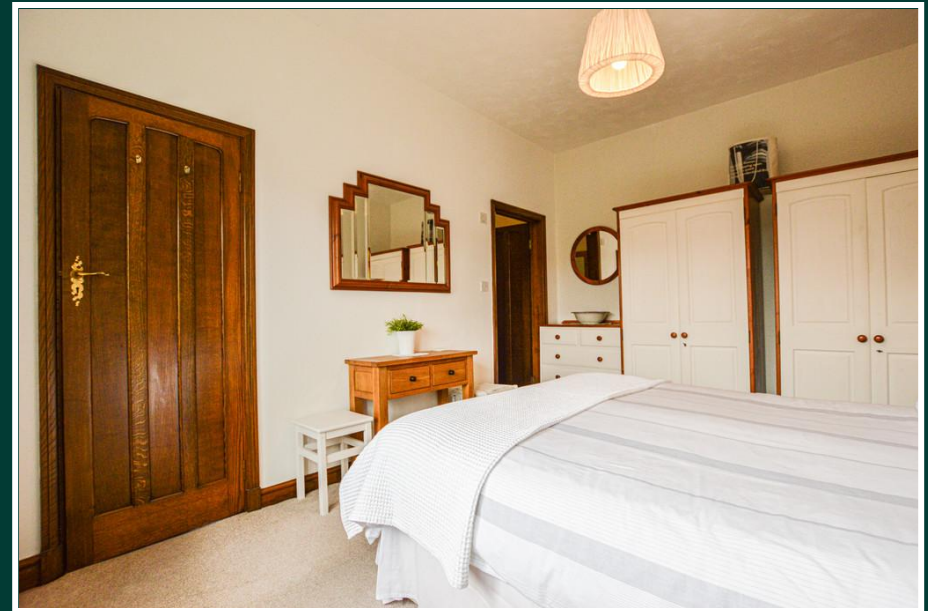


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