



**Cobbler Hall  
Bretton  
Wakefield  
West Yorkshire  
WF4**

**Offers in Excess of £425,000**

**bettermove**

# Cobbler Hall

## Wakefield

Bettermove are proud to present this 4 bedroom detached house in Bretton.

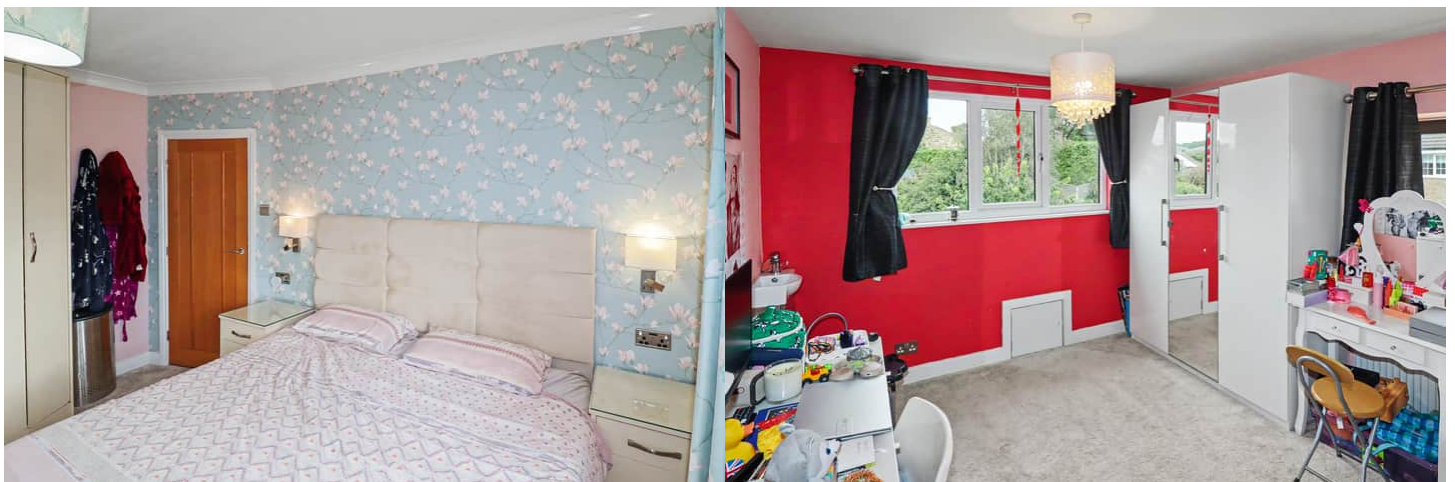
The property benefits from double glazing, and oil central heating throughout, with off road parking available via the driveway, complete with an EV charger.

The council tax band is D.

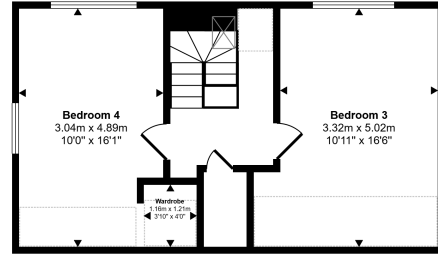
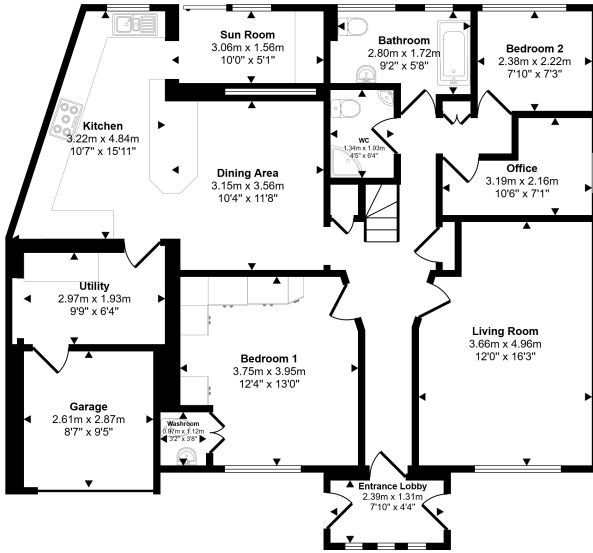
The interior of this beautifully presented property comprises a spacious living room, modern kitchen/dining room, utility room, sun room, study, principal bedroom with en-suite shower room, an additional bedroom and a family bathroom on the ground floor. The first floor consists of two further double bedrooms. The exterior boasts a large enclosed rear garden, perfect for enjoying the summer months, together with an additional outbuilding, and store room.

Located in the sought after village of Bretton, Wakefield, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Darton train station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Approx Gross Internal Area  
162 sq m / 1741 sq ft



First Floor  
Approx 44 sq m / 472 sq ft

Ground Floor  
Approx 118 sq m / 1268 sq ft

Denotes head height below 1.5m

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	<b>75</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	<b>68</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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