



ASKING PRICE

£350,000

The Courtyard

Wakefield, WF4 2LY



HODSONS

Situated within a picturesque courtyard setting, this delightful stone cottage blends characterful charm with modern comforts, offering an ideal retreat in the highly sought-after village of Woolley, Wakefield.

As you step into the property, you are greeted by characterful accommodation comprising; entrance lobby leading to the spacious open-plan living and dining area. This versatile space provides a cosy atmosphere perfect for relaxing evenings or entertaining guests. The fitted kitchen offers ample storage and workspace, making it a pleasure for any home cook. Upstairs, the accommodation comprises three generously sized bedrooms. The standout feature of this home is the luxurious bathroom, complete with a freestanding roll-top bath and a separate walk-in shower cubicle, offering a touch of indulgence to your daily routine.

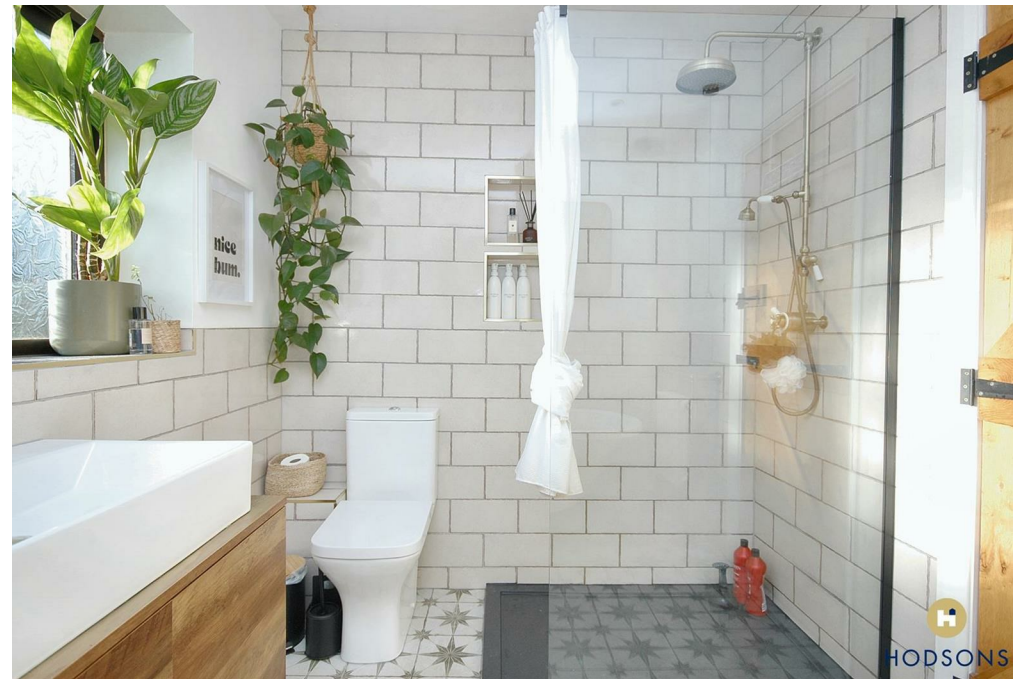
The rear garden is designed for ease of maintenance, featuring a lawn and a timber-decked seating area—ideal for outdoor dining or enjoying sunny afternoons. A timber garden shed provides practical storage, while parking is conveniently located in a separate block, with a car port ensuring your vehicle is sheltered.

The property is situated in the charming village of Woolley, known for its tranquil rural setting and sense of community. Surrounded by rolling Yorkshire countryside, Woolley offers scenic walking routes and a traditional village feel, while being well-connected to Wakefield and the wider area. With its blend of character, comfort, and location, this cottage is a true gem. Early viewing is highly recommended to fully appreciate all this property has to offer.





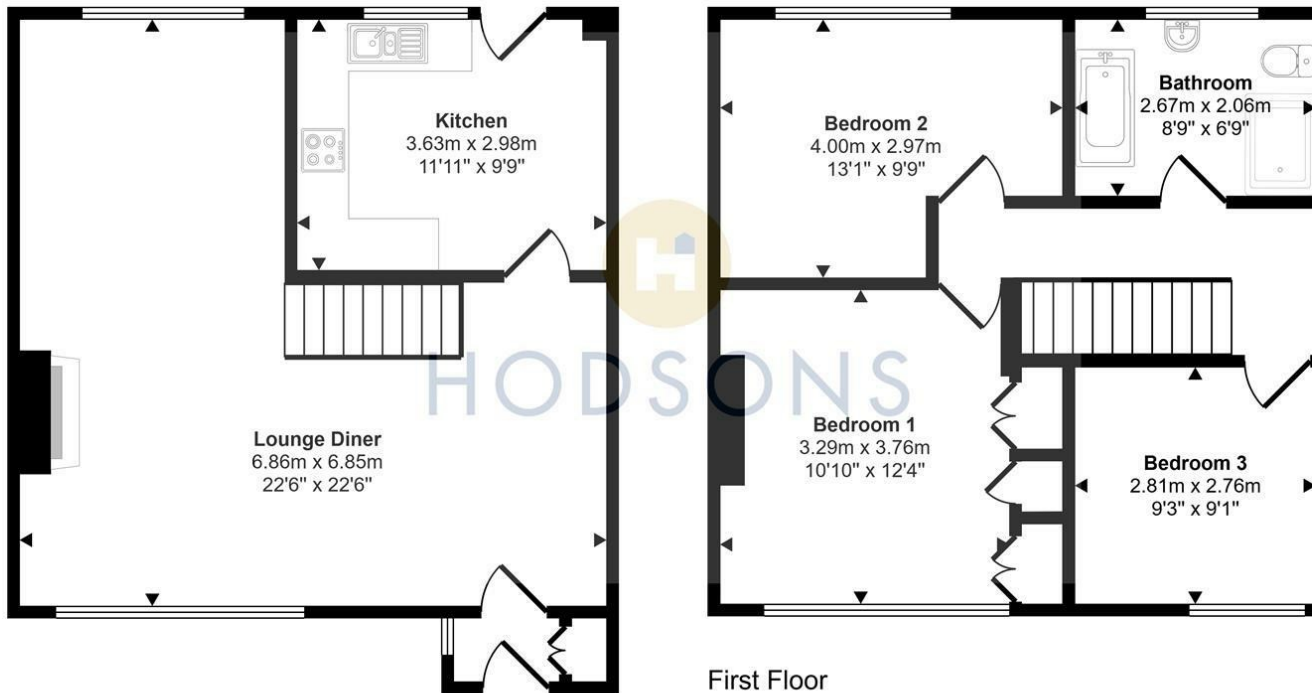
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Approx Gross Internal Area
96 sq m / 1030 sq ft



Ground Floor
Approx 49 sq m / 525 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY
Wakefield

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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