



HODSONS



ASKING PRICE

£425,000

Sycamore Lane

Bretton, WF4 4JZ



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Occupying a central position in the sought-after village of West Bretton, this detached four-bedroom home offers an excellent opportunity for a growing family to create their ideal living space in a picturesque and well-connected location.

The well-planned accommodation comprises an entrance hall with W.C, leading through to a spacious open-plan lounge and dining area, perfect for family life and entertaining. The fitted kitchen is complemented by a separate utility room, providing additional convenience.

To the first floor, there are five well-proportioned bedrooms and a family bathroom, offering plenty of space for a growing household. The property also benefits from an integral garage with direct access to the house and EV charging point, as well as off-road parking with space for two vehicles to the front. Externally, the home has lawned gardens to both the front and rear, providing a lovely outdoor space for relaxation and play.

West Bretton is a charming and well-connected village with an excellent Primary School and known for its stunning countryside surroundings and community feel. Home to the renowned Yorkshire Sculpture Park, the area offers beautiful walks and cultural attractions. Despite its tranquil setting, Bretton enjoys excellent commuter links, with easy access to the M1 motorway, making it ideal for those needing to travel to Wakefield, Leeds, Sheffield, and beyond.

This property presents a fantastic opportunity for a growing family to put their own stamp on a home in a desirable village setting. Early viewing is highly recommended.

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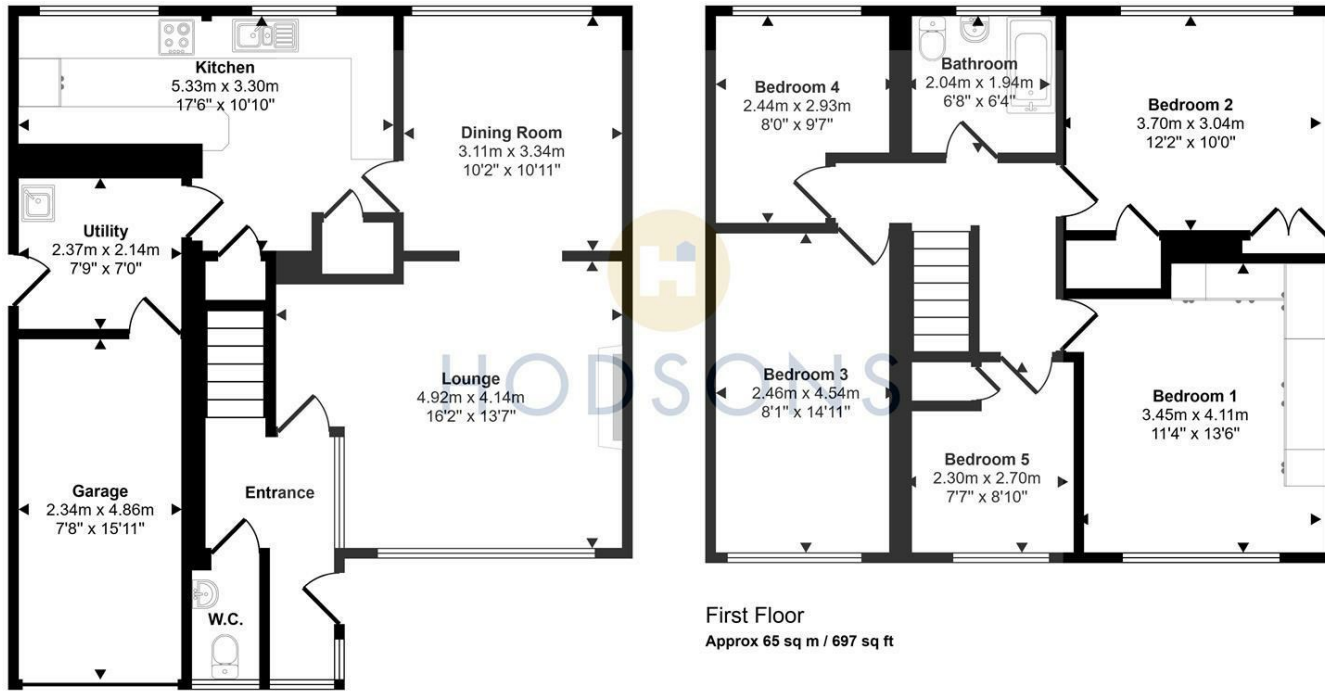
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Approx Gross Internal Area
139 sq m / 1491 sq ft



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			
(81-91) B			
(69-80) C			
(55-68) D			58
(39-54) E		32	
(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



OFFICE ADDRESS

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OFFICE DETAILS

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