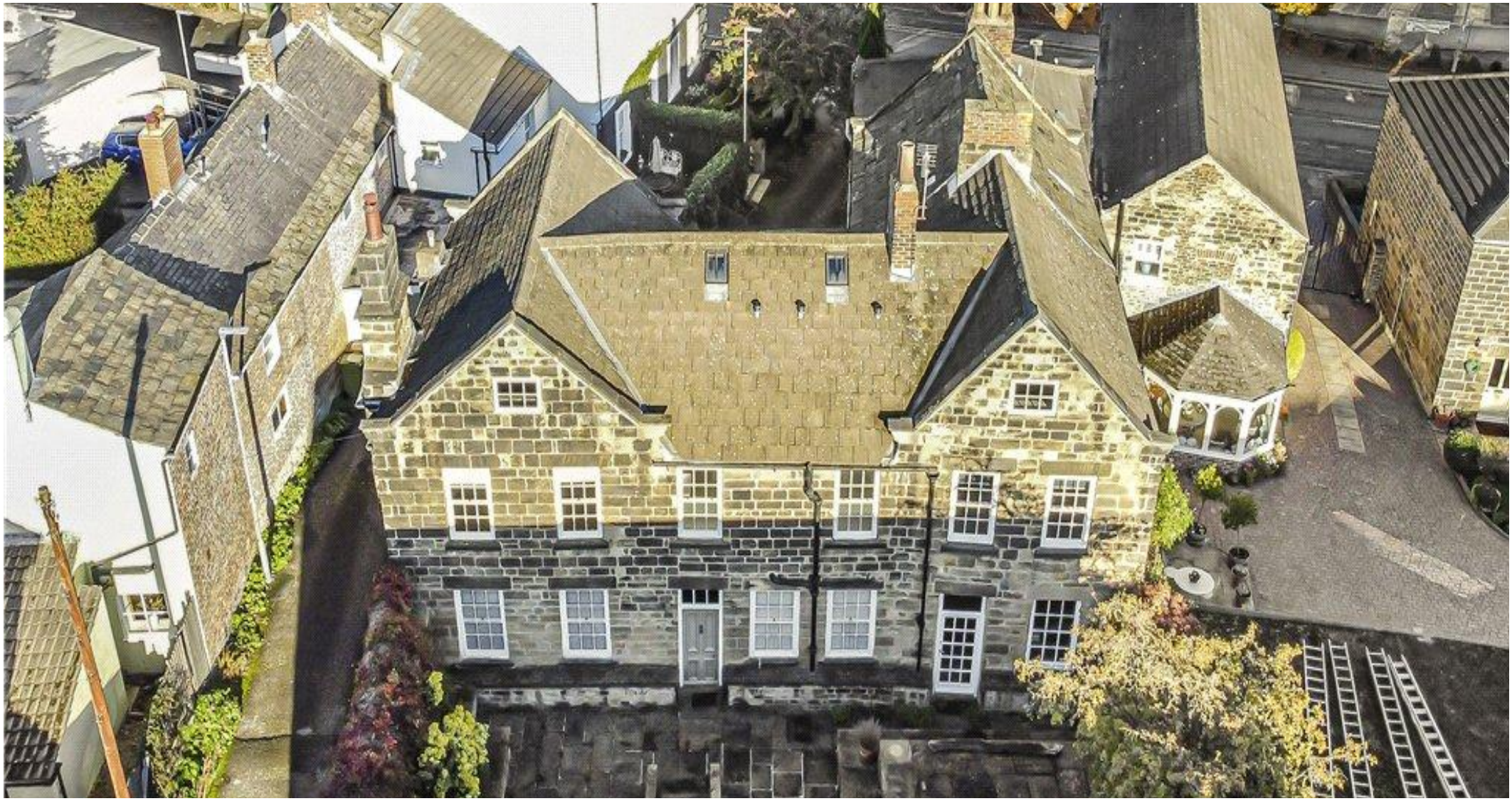
DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Shawfold Cottage, 3 Shaw Fold, Wakefield, West Yorkshire, WF2 7LT

Dating back to the 17th Century, this impressive Grade II listed building has been restored to a very high standard and offers spacious living accommodation arranged over three floors. Blending period features with everything required for modern living a viewing is essential to fully appreciate everything this fabulous property has to offer.

34 Queen Street, Morley, Leeds, LS27 9BR
Tel: 0113 322 6333 Email: morley@dacres.co.uk
dacres.co.uk

Shawfold Cottage, 3 Shaw Fold, Wakefield, West Yorkshire, WF2 7LT

Asking Price: £450,000



General Remarks

An increasingly rare opportunity to acquire a truly unique property located in a highly sought after residential area of Sandal, Wakefield. Retaining many original features including exposed beams, stonework, fireplaces and shuttered windows it is offered for sale with no onward chain and vacant possession.

The ground floor accommodation comprises; - entrance hall with stairs rising to the first floor, cellar access, guest WC and storage cupboard. Two generous reception rooms and a spacious breakfast kitchen.

The kitchen has fitted units, ample worktop space and high-quality integrated appliances include – Siemens combination oven, separate steam oven, Miele fridge, freezer and dishwasher

The first floor has three double bedrooms including the generous master which has en-suite facilities and a walk-in storage space. The family bathroom has a modern white suite including bath with shower over and shower screen.

On the second floor there are two double bedrooms, both having exposed beams and would be ideal for teenagers, guest bedrooms or hobby rooms.

The property benefits from having a good-sized cellar which offers a useful additional storage space.

Externally, to the front of the property there is a privately owned drive which provides off-street parking for two vehicles. The walled rear garden enjoys a high degree of privacy and has extensive Yorkshire stone patio areas and is the perfect space for relaxing or alfresco dining.





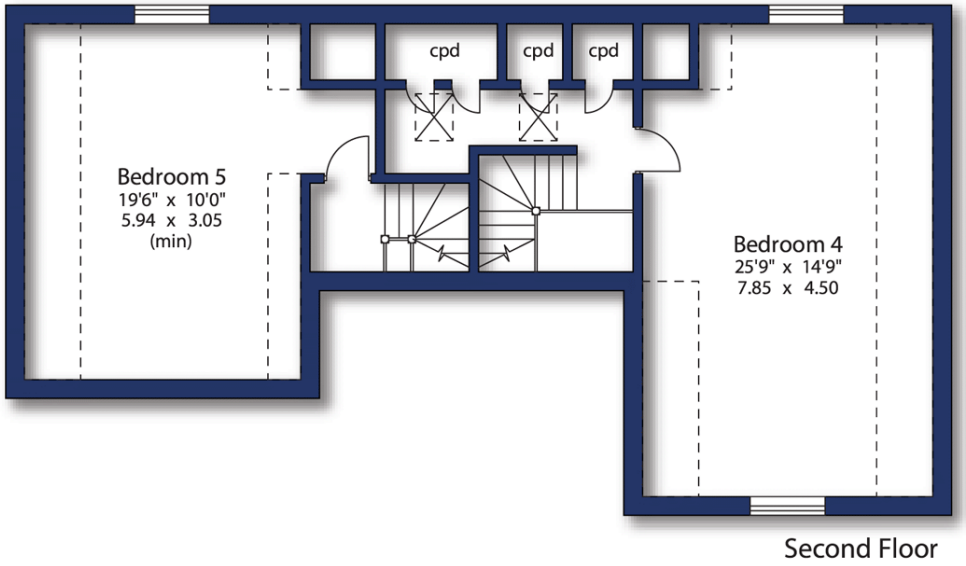




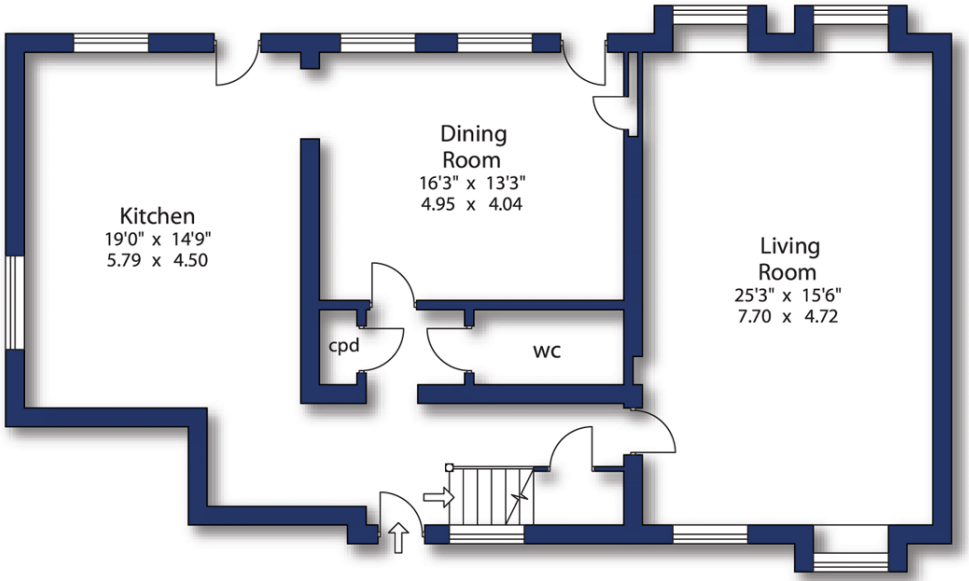




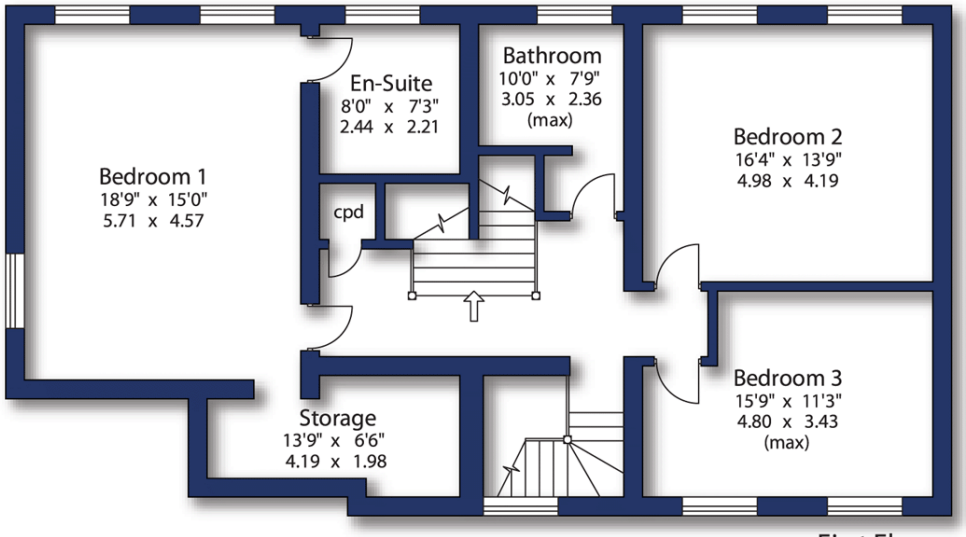
Floorplans



Second Floor



Ground Floor



First Floor

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Local Authority & Council Tax Band

- Wakefield Council
- Council Tax Band is currently C

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

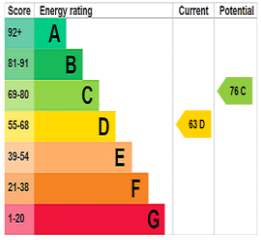
Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.
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