



HEATHER COTTAGE
Cold Hiendley

Carter Jonas

HEATHER COTTAGE, RYHILL PITS LANE, COLD HIENDLEY, WF4 2DU

**A TWO BEDROOM DETACHED
BUNGALOW TOGETHER WITH
SINGLE GARAGE, ESTABLISHED
GARDENS AND VIEWS OVER OPEN
AGRICULTURAL LAND TO THE REAR.**

DESCRIPTION

The property is of brick construction under a tiled roof and briefly comprises an entrance vestibule opening into a fitted breakfast kitchen with walk in pantry, sitting room, dining room, principal bedroom with ensuite shower room, second double bedroom and house bathroom.

OUTSIDE

Outside the property are double timber entrance gates opening onto a brick paved parking area adjacent to which is a single garage with up and over door. The property benefits from an enclosed front garden which is principally lawned and further garden area to the rear with views over the adjoining open green belt countryside.

LOCATION

The property occupies an established position on the northern edge of Cold Hiendley, a small hamlet some 6.5 miles south of Wakefield. There are a good selection of daily facilities in nearby Ryhill with a wider range of facilities in Sandal and Wakefield within 15 to 20 minutes drive.

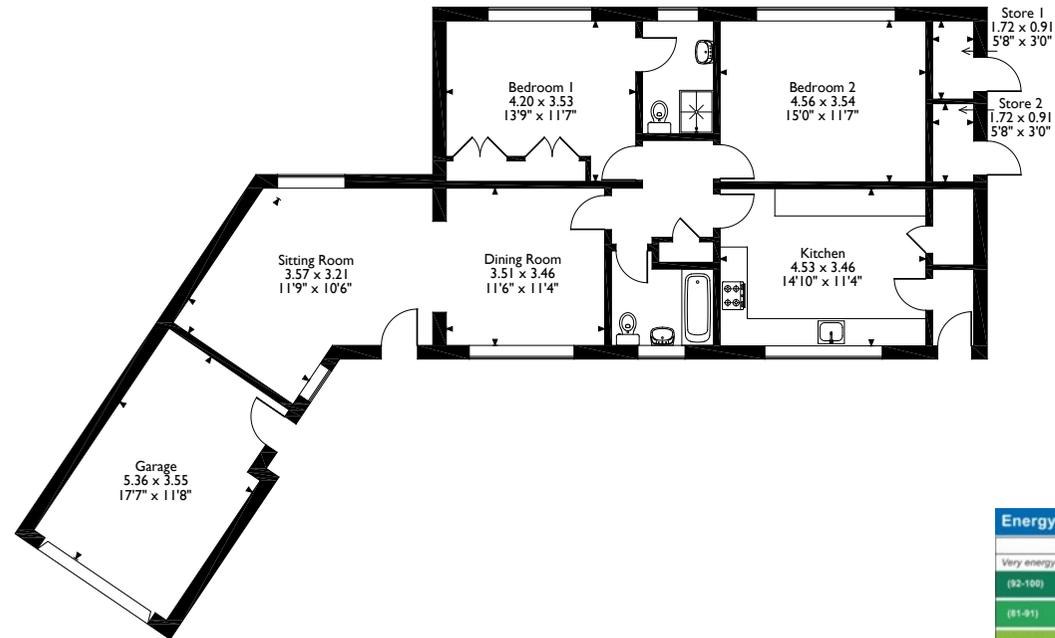
ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

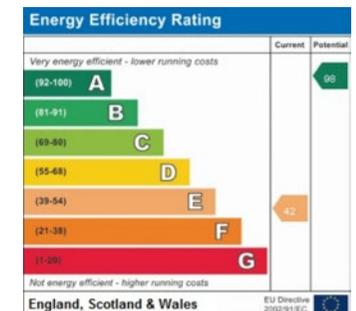
Local Authority: Wakefield Metropolitan District Council

Council Tax Band: D

Heather Cottage, Ryhill Pits Lane, Cold Hiendley
Approximate Gross Internal Area
Main House = 99 Sq M/1066 Sq Ft
Garage & Stores = 21 Sq M/226 Sq Ft
Total = 120 Sq M/1292 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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