



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION





# Kennelman's Cottage

Offers In The  
£350,000



A truly unique one-bedroom period property, nestled in the heart of a desirable location, this Grade I listed property offers beautiful accommodation over three floors, combining character and charm with neutral tones. The home benefits from a stunning dining kitchen, remarkable lounge, spacious double bedroom, immaculate bathroom, creating a truly exceptional living space.





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#### Ground Floor

A beautiful wide wooden door opens into the kitchen-diner, which provides a fabulous welcome to this impressive home. The kitchen boasts high-quality base and wall units, a Belfast sink, and a Stoves double cooker with hob. It also features integrated appliances including a dishwasher, fridge/freezer, and washing machine, all set beneath high beamed ceilings with beautiful slate-style flooring. This is a perfect space for entertaining friends and family. A door leads to a cloakroom, and pantry-style cupboards offer additional storage. A stunning window provides views of the courtyard, flooding the room with natural light.

#### First Floor

A wide staircase leads up to the remarkable lounge, bursting with character and charm. The room features traditional beam ceilings, an eye-catching fireplace, and leaded windows that allow plenty of natural light to cascade in. A wooden door opens onto a landing with access to the outside of the property, offering further opportunities to enjoy natural light from the windows.

#### Second Floor

The magnificent double bedroom boasts high-beamed ceilings and fresh, modern décor. Beautifully fitted wardrobes add both style and function, and the room enjoys stunning views. A door leads to the immaculate bathroom, which includes a three-piece suite with a panel bath, Victorian-style shower mixer, wash basin, and low-level WC.

#### Outdoor Space

The front of the property offers a lovely courtyard seating area, a perfect spot for relaxing. Includes allocated parking and visitor spaces

#### Communal Gardens

Set within 18 acres of beautifully maintained communal grounds, residents can enjoy a spacious meadow for events, a charming courtyard with a Mulberry tree at its heart, and a walled garden featuring fruit and vegetable beds, a greenhouse, and a striking central fountain. A tranquil wooded area, blanketed in bluebells each spring, adds to the natural beauty, alongside numerous ancient and ornate tree. Gated access is provided via electric gates onto Wakefield Road and Hartshead Lane.







#### ADDITIONAL INFORMATION

Council Tax: D

Tenure: Leasehold

Parking: Off Road Parking

How long is left on the Lease: 976 Years

Organisation ground rent paid to: Kirklees Hall Management LTD

Current annual Ground rent: £35 a year

Organisation Service charge paid to: Kirklees Hall Management LTD

Current Annual service charge: £965.64

Other charges that the property is subject to on a regular/periodic basis:

Building Insurance - £450 a year.

The service charge and insurance costs cover the upkeep of the grounds, including the employment of a gardener; all external repairs including painting, roof, gutters/downpipes, stone work and buildings insurance.

Does the lease prevent having pets: NO

#### UTILITIES

Electric: Mains

Gas: Mains

Water: Mains

Heating: Oil

Broadband: Copper Broadband

Mobile Coverage: 4G/5G check with your provider

#### AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

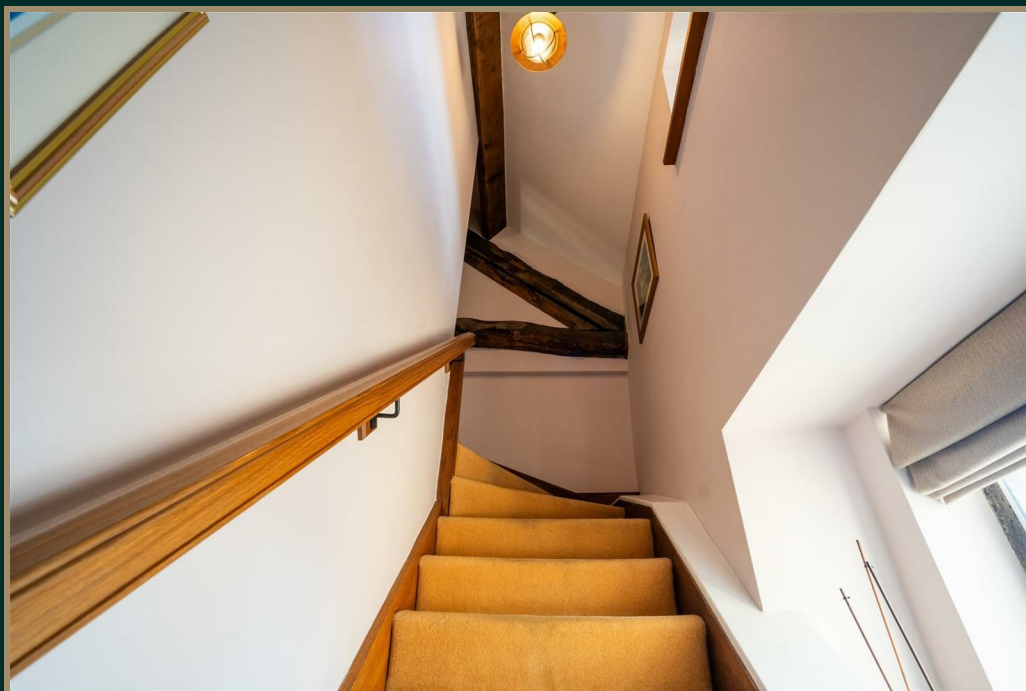








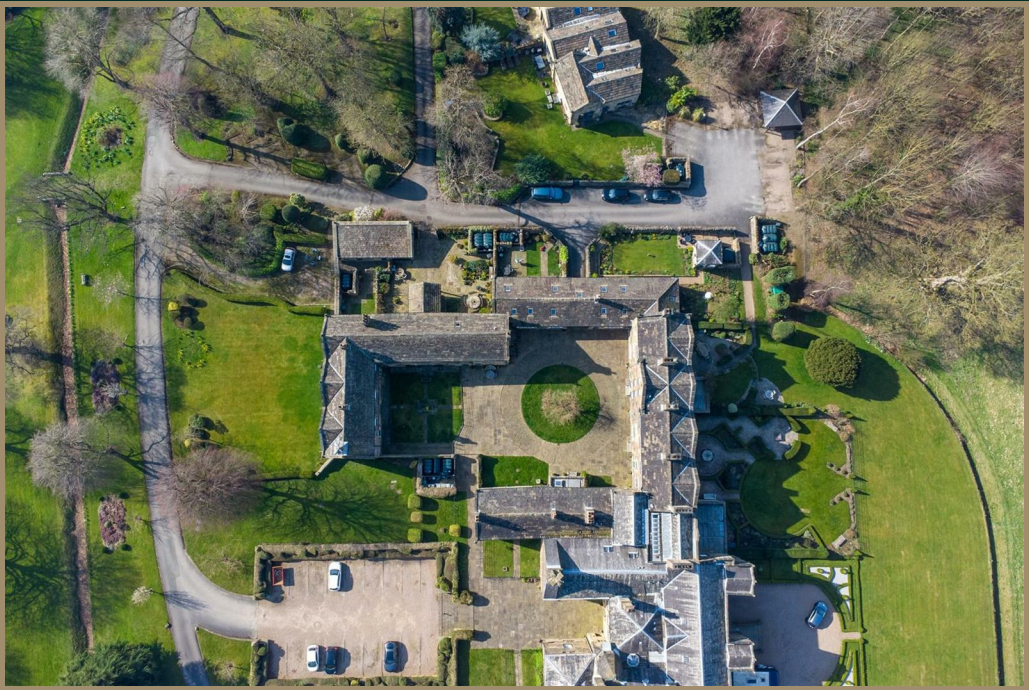
















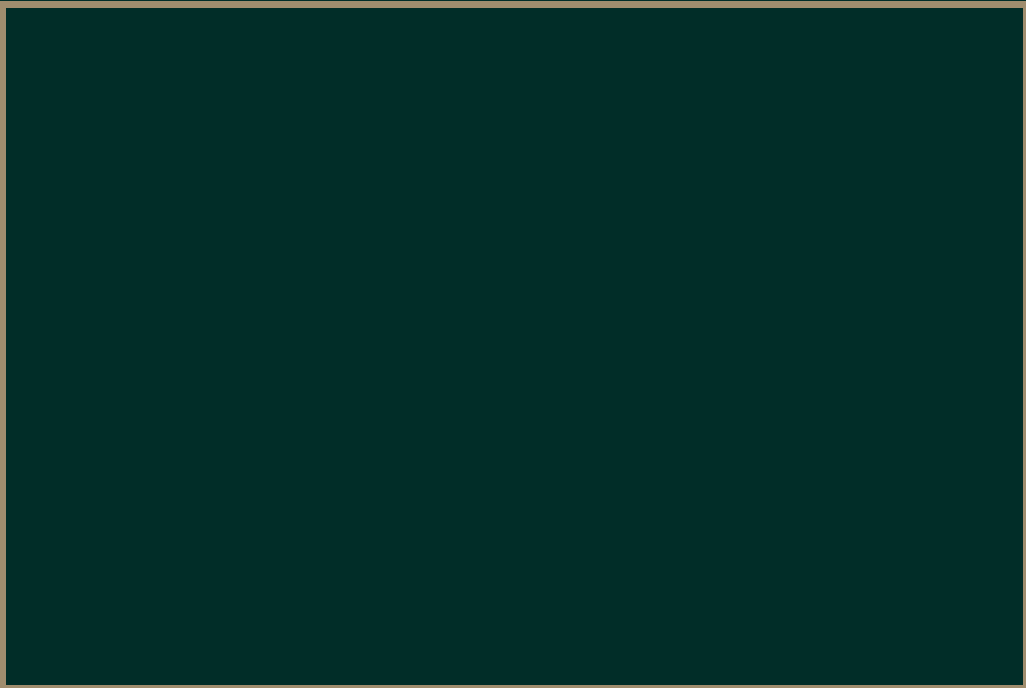
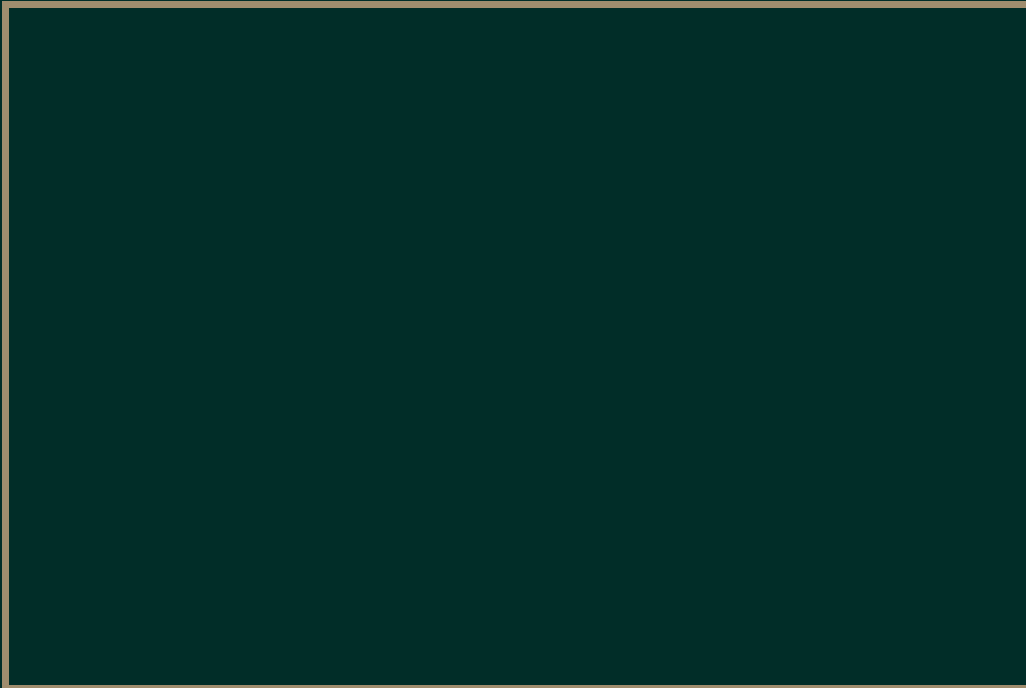




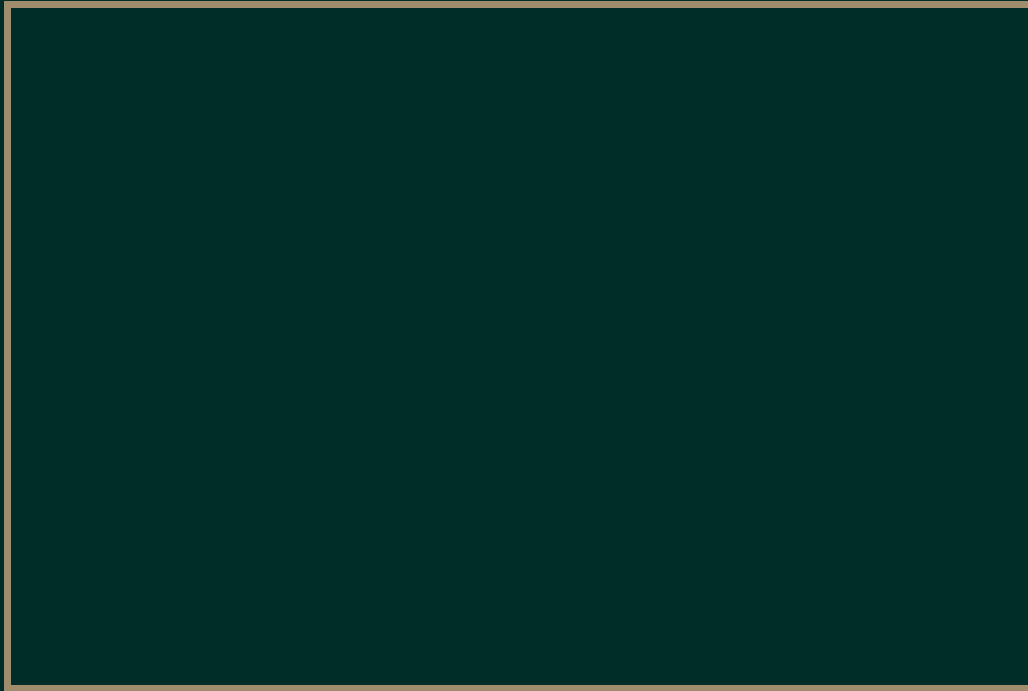




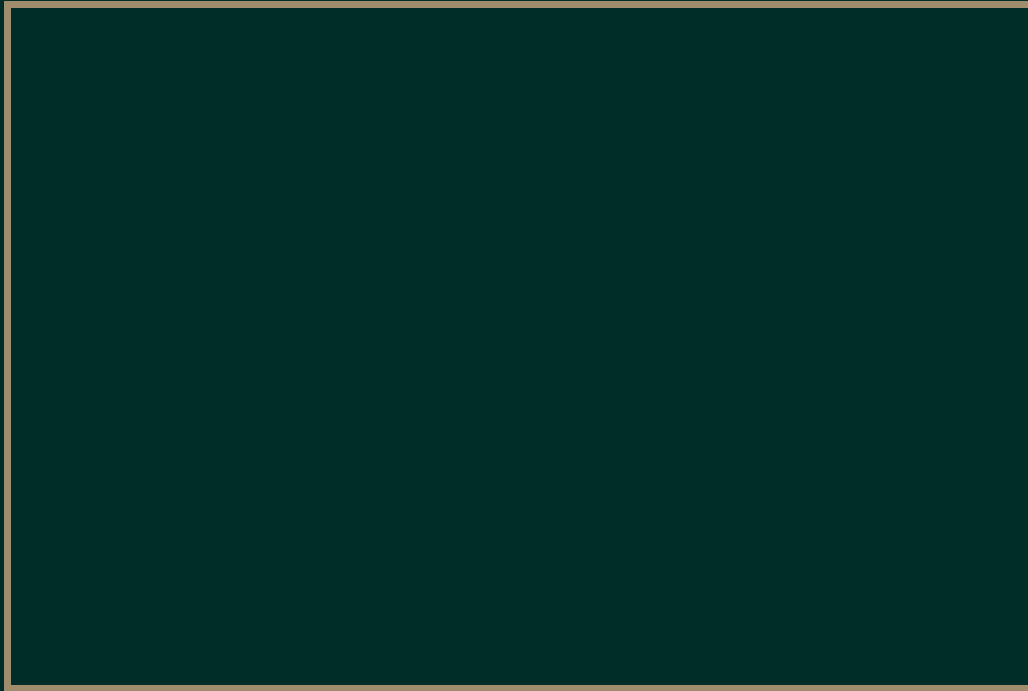








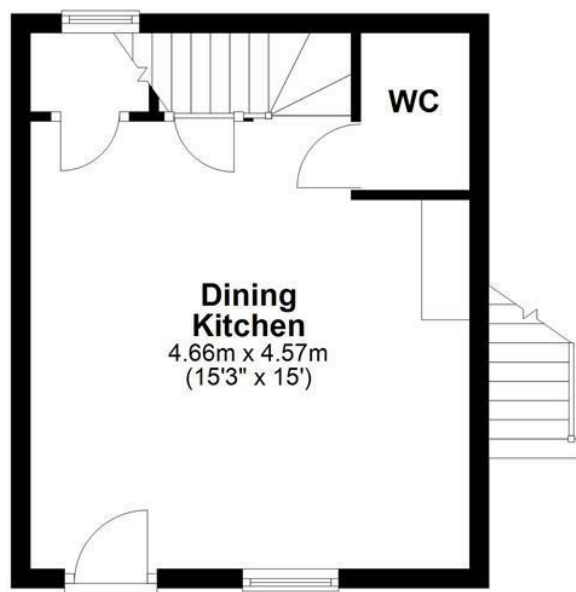






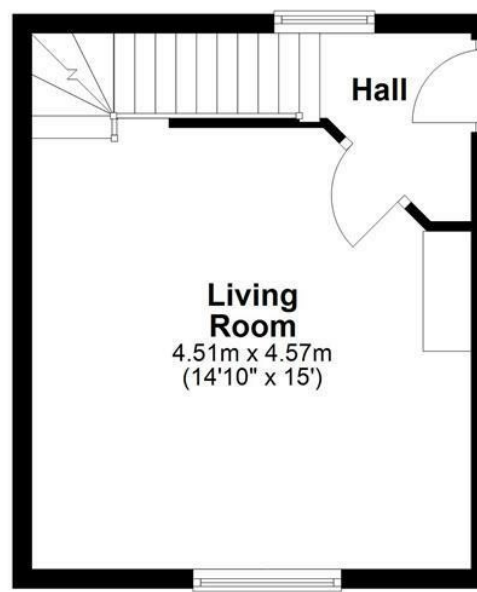
### Ground Floor

Approx. 25.5 sq. metres (274.7 sq. feet)



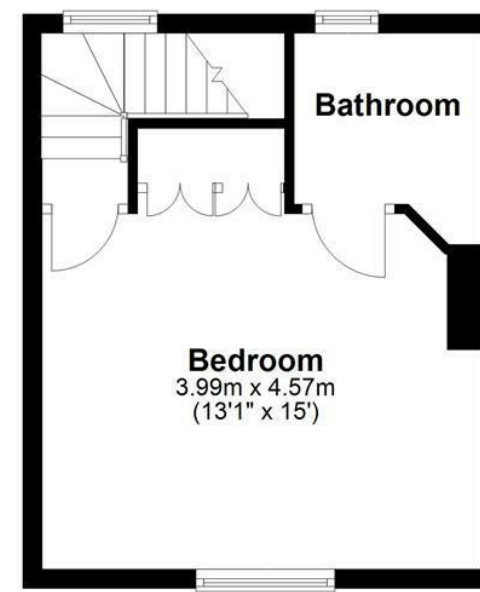
### First Floor

Approx. 25.5 sq. metres (274.7 sq. feet)



### Second Floor

Approx. 25.5 sq. metres (274.7 sq. feet)



Total area: approx. 76.6 sq. metres (824.2 sq. feet)





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To view Kennelman's Cottage  
Call 01484 432 773  
Email [sales@yorkshiresfinest.co.uk](mailto:sales@yorkshiresfinest.co.uk)