



**Main Street, Badsworth, Pontefract**

**£285,000**

**MARTIN&CO**

# Main Street, Badsworth, Pontefract

## Cottage

### 2 Bedrooms, 2 Bathroom

- Charming TWO DOUBLE BEDROOM (Grade Two Listed ) COTTAGE simply oozing STYLE and PERIOD FEATURES set over THREE floors
- HIGHLY SOUGHT AFTER PICTURESQUE, IDYLIC VILLAGE location surrounded by OPEN COUNTRYSIDE & FARMLAND
- Almost EQUIDISTANT of NORTHERN MAJOR CENTRES, being IDEAL for the COMMUTER looking for a PEACEFUL RETREAT
- PARTICULARLY SPACIOUS yet COSY LOUNGE featuring EXPOSED BEAMS and WOOD BURNER
- ATTRACTIVE fitted KITCHEN/DINING room with RANGE COOKER and rear porch with access to the GORGEOUS OUTSIDE LIVING SPACE
- STUNNING VICTORIAN STYLE HOUSE BATHROOM. Two DOUBLE BEDROOMS with EXPOSED BEAMS & EN SUITE
- PARTICULARLY ATTRACTIVE and DECORATIVE TIERED OUTSIDE SPACE ideal for ENJOYING WARM SUNNY DAYS
- SHORT driving distance of DESIRABLE PUBS/EATERIES, also neighbouring ACKWORTH having SUPERMARKET & AMENITIES
- EPC RATING D, COUNCIL TAX BAND C, LEASEHOLD

The chance to own a bit of history! Reported to be mentioned in the Domesday Book and one of the oldest properties in the historical village of Badsworth. This Grade Two listed mid terraced cottage spread over three floors exudes character and style typical of its period and simply must be viewed in order to appreciate the quaint and quirky living accommodation.

As you step inside, you are greeted by a spacious yet cosy lounge adorned with exposed beams and a traditional wood burner, perfect for those snug evenings in. The attractive fitted kitchen/dining room is a delightful space for preparing meals and enjoying them with loved ones. Additionally, the rear porch provides access to the gorgeous private outside living space, ideal for soaking up the sunshine or hosting small gatherings.

On the first floor, you'll find a double bedroom, featuring charming exposed beams that add to the character of the property and the split level Victorian style house bathroom with a roll edge, ball and claw foot bath. There is a further characterful attic bedroom and an en-suite shower room offering convenience and modern comfort.

One of the highlights of this property is the tiered outside living space, where the old stone walls and terracotta tiled floors provide a picturesque Mediterranean style setting for relaxation and entertainment or simply enjoying your morning coffee.

Commuters will appreciate the proximity to major Northern centres, making it an ideal location for work and leisure. Also within a short drive, you'll find desirable pubs and eateries to enjoy, while the neighbouring village of Ackworth offers convenient amenities such as supermarkets for your daily needs.



### Entrance Hallway (Shared)

A solid timber entrance door to the front aspect and internal private timber door opens to the lounge.

### Lounge

The focal point of this welcoming reception room is the feature fire place housing a log burner, another feature is a timber framed window with decorative shutters to front aspect overlooking St Mary's Church. There is hardwood floor, gas central heating radiator, exposed timber beams, spotlights to the ceiling, a useful storage cupboard and a door to the stairs leading to the first floor landing.

### Kitchen/Dining

Having a range of high and low base cupboard units

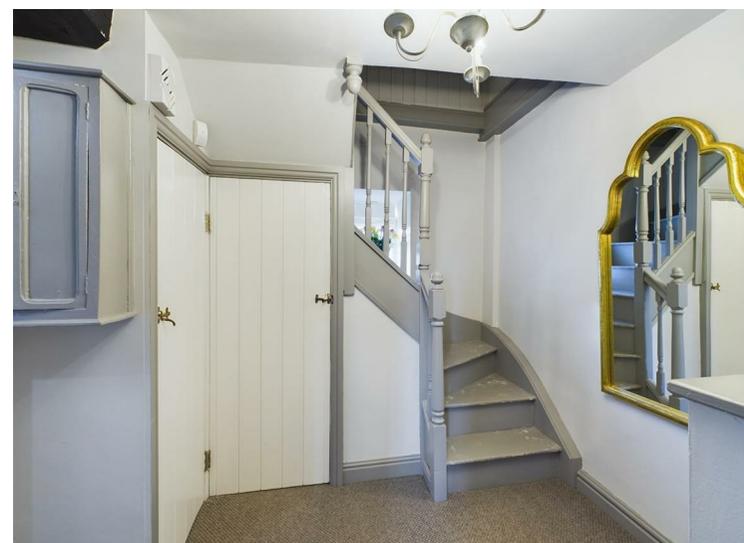
with timber effect worktops, inset ceramic one and a half bowl sink with drainer, mixer tap over and tiled splashbacks. A Range cooker with extractor fan over, space and plumbing for an automatic washing machine, dishwasher plus space for a fridge freezer. Inset spotlights to ceiling. There is a tiled floor, gas central heating radiator and timber glazed window overlooking the rear courtyard.

### Rear Porch

Having exposed stone walls, mosaic tile flooring and having access to the kitchen. An external timber frame door with opaque glazed panels opening to the rear courtyard.

### First Floor Landing

Doors to first floor rooms and stairs to the second floor.



## Bedroom

Having a timber framed window to the front aspect, two useful storage cupboards, central heating radiator and exposed timber beams to ceiling.

## House Bathroom

A gorgeous Victorian style bathroom having a mosaic tiled floor, pedestal hand wash basin with chrome taps, wood framed window to rear aspect, central heating radiator, high flush WC, and a freestanding roll edge ball and claw foot bath with mixer tap and shower attachment over.

## Second Floor Landing/Study Area

Having exposed timber beams to ceiling, wood effect flooring and access to the en suite shower room.

## Attic Bedroom

Having exposed timber beams to ceiling, timber framed window overlooking the front aspect, wood effect floor, central heating radiator and range of display shelves.

## En Suite Shower Room

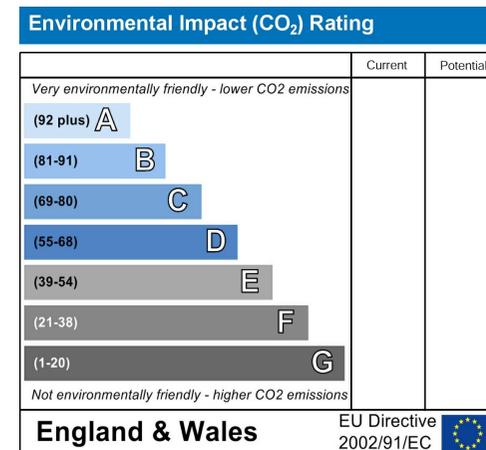
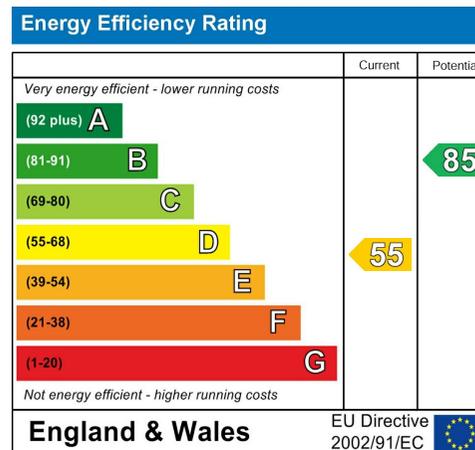
A three piece suite comprising WC, pedestal hand wash sink and walk in shower unit.

## Outside

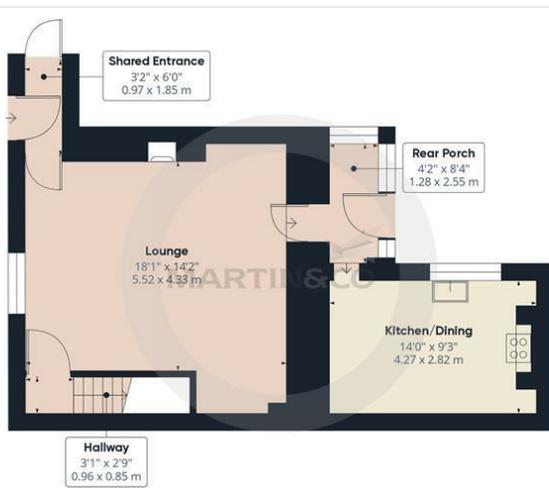
There is a tiered outside living space, having brick and feature stone boundary walls with terracotta tiled courtyard on two levels along with decorative borders having a range of shrubs and flowers.

## SALES BUYER CHECKS

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



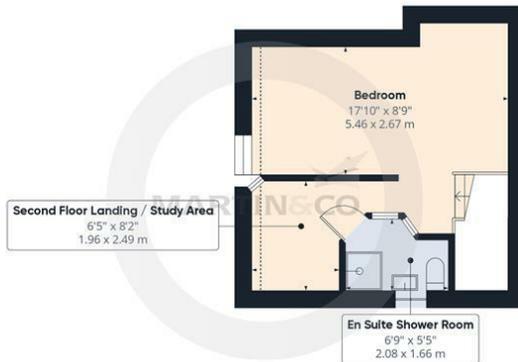




Floor 1



Floor 2



Floor 3



Approximate total area<sup>(1)</sup>

1074.68 ft<sup>2</sup>  
99.84 m<sup>2</sup>

Reduced headroom

12.63 ft<sup>2</sup>  
1.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

