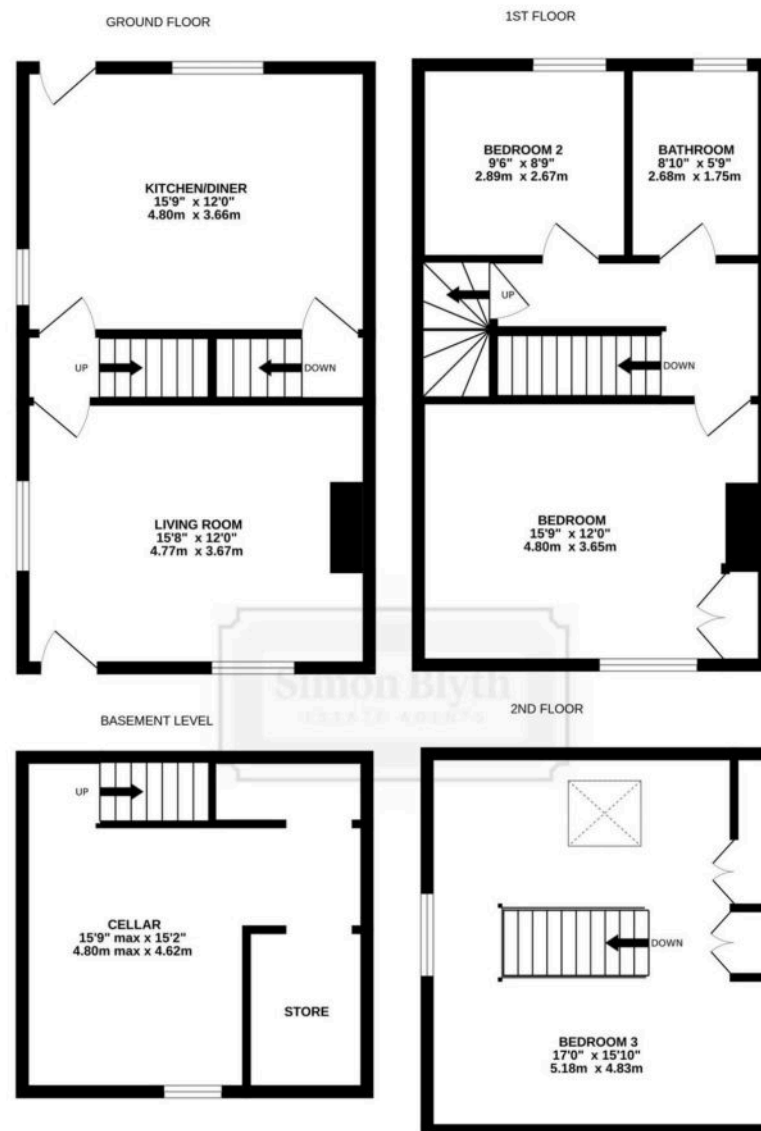




Meadow View Cottage, Slack Lane
Newmillerdam, Wakefield

Offers in Region of **£365,000**



SLACK LANE

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Meadow View Cottage, Slack Lane

Newmillerdam, Wakefield

NESTLED IN A MOST BEAUTIFUL TREE-LINED SETTING, IN A QUIET HAMLET OF PROPERTIES IN THE SOUGHT AFTER VILLAGE OF NEWMILLERDAM. THIS STUNNING, SEMI-DETACHED HOME OFFERS SPACIOUS ACCOMMODATION ACROSS THREE FLOORS WITH THE ADDITIONAL BENEFIT OF A USEFUL LOWER GROUND FLOOR. 'MEADOW VIEW COTTAGE' BLENDS MODERN CONTEMPORARY FIXTURES WITH PERIOD CHARM AND FEATURES AND HAS SPECTACULAR VIEWS FROM THE SECOND FLOOR. A SHORT DISTANCE FROM AMENITIES, WITH PLEASANT WALKS ON THE DOORSTEP AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of lounge, vestibule and open-plan dining-kitchen to the ground floor. There is a useful, lower ground floor cellar for storage. To the first floor there are two well proportioned bedrooms and the house bathroom. To the second floor is a spacious double bedroom with exposed timber beams and brick wall. Externally to the front is a driveway and low maintenance garden area, to the rear is a particularly private and enclosed, low maintenance garden with Indian stone flagged patio and gravelled area.



GROUND FLOOR

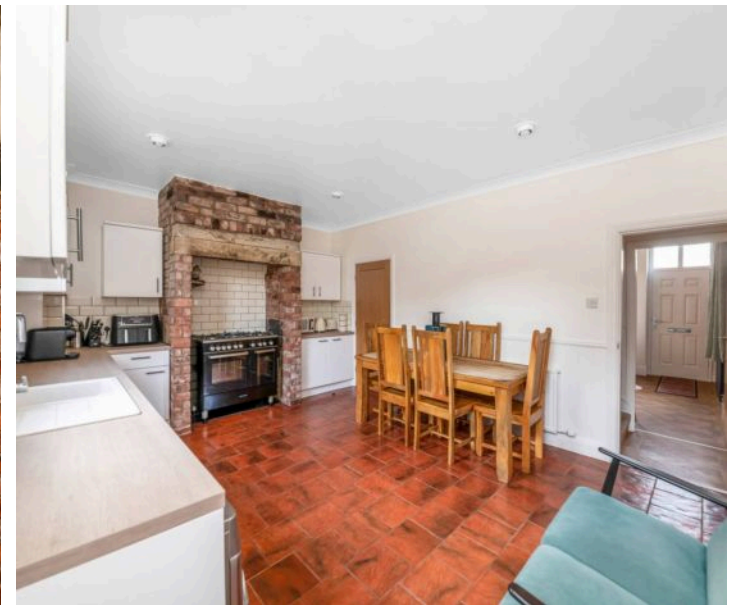
LOUNGE

Enter into the property through a composite front door with a window above into the lounge. The lounge enjoys a great deal of natural light which cascades through the dual aspect windows to the front and side elevations. There is attractive parquet style LVT flooring with a border, a cast iron column radiator, decorative coving to the ceiling and an ornate rose with a ceiling light point. The focal point of the room is the inglenook brick fireplace with beautiful stone lintel above which is home to a clear view cast iron log burning stove set upon a raised hearth. An oak door then proceeds to a vestibule.



OPEN PLAN DINING KITCHEN

As the photography suggests, the open plan dining kitchen room enjoys a great deal of natural light with dual aspect windows to both the rear and side elevations. There is a double-glazed external composite door with obscured glazed inserts and leaded detailing which proceeds to the garden. There is decorative coving to the ceiling, recessed lighting to the ceiling, a decorative dado rail with panelling beneath, a radiator and terracotta tiled flooring. The kitchen features a range of fitted wall and base units with high gloss cupboard fronts and complimentary worksurfaces over which incorporate a single bowl composite skin and drainer unit with a brushed chrome mixer tap. There is high gloss brick effect tiling to the splash areas, space and provisions for an automatic washing machine and the focal point of the open plan dining kitchen room is the exposed brick chimney breast with beautiful stone lintel above which creates an ideal alcove for a five-ring range cooker. There are windows which provide pleasant views of the picturesque setting of Slack Lane.





LOWER GROUND FLOOR

CELLAR

Taking the stone staircase from the open plan dining kitchen you reach a useful cellar which has lighting, power and a radiator in situ. It offers useful storage and there is the original stone slabbed table. The cellar area then continues onto a separate storeroom which has a wall light point in situ and there is further understairs storage available.

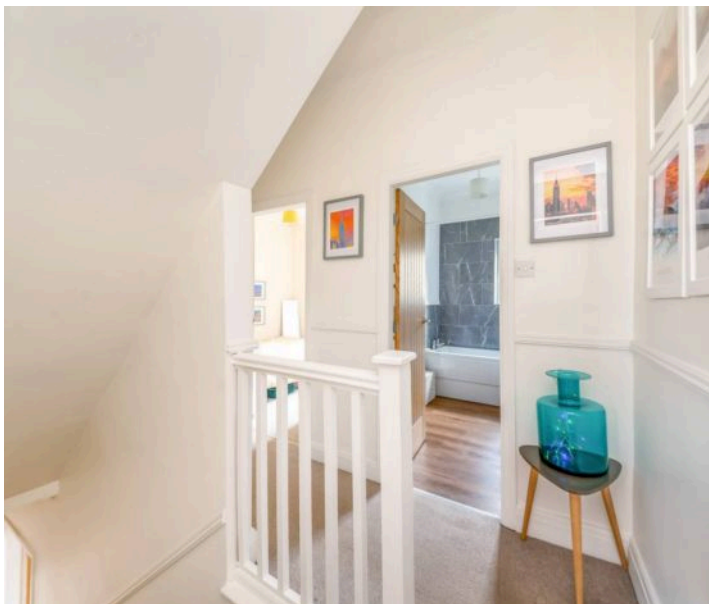
FIRST FLOOR

LANDING

Taking the staircase from the inner vestibule you reach the first-floor landing which has oak doors providing access to two bedrooms, the house bathroom and enclosing the staircase which rises to the second floor. There is decorative coving to the ceilings, a wall light point, a ceiling light point, a radiator and a decorative dado rail.

BEDROOM ONE

As the photography suggests, bedroom one is a generously proportioned light and airy double bedroom which has ample space for free standing furniture. There are dual aspect windows to the front and side elevations which take full advantage of pleasant views across the surrounding landscapes. There is decorative coving to the ceilings, an ornate ceiling rose with a ceiling light point, a cast iron decorative fireplace and a radiator. Additionally, there is a decorative dado rail, a radiator and a built-in wardrobe with oak doors which has hanging rails and shelving in situ.



BEDROOM TWO

Bedroom two is a light and airy double bedroom which has ample space for freestanding furniture. There is a three-quarter depth window to the rear elevation providing the room with a great deal of natural light and has a pleasant outlook across the property's rear garden and of the woodland backdrop beyond. There is decorative coving to the ceilings, a radiator and a central ceiling light point.



HOUSE BATHROOM

The house bathroom features a modern contemporary three-piece suite which comprises of a panel bath with thermostatic shower over, a low-level W.C with push button flush and a broad wash hand basin with a vanity cupboard beneath and a chrome monobloc mixer tap. There is attractive tiling to dado height with dado rail above and to the splash areas, decorative coving to the ceilings, a ceiling light point and a radiator. There is a double-glazed window with obscured glass to the side elevation.





SECOND FLOOR

ATTIC ROOM

Taking the staircase from the first floor landing you reach the second floor which is a fabulous useful and versatile attic room. It features a double-glazed sky light window to the rear elevation and a double-glazed window to the side elevation which has a fantastic view across fields and of the tree lined backdrop. There is a beautiful, exposed brick wall, exposed timber beams to the ceilings, inset spotlighting to the ceilings and a radiator. The room features a wooden banister with spindle balustrade over the stairwell head and bespoke fitted wardrobes providing additional storage with hanging rails and shelving in situ.



EXTERNAL

FRONT EXTERNAL

Externally to the front there is a gravelled hard standing which provides off street parking for the subject property, or this could however be utilised as further gardens. There are attractive stone wall boundaries and steps that lead to the front door where there is an external up and down light.

REAR EXTERNAL

There are up and down lights down the side of the property. Externally to the rear the property features an enclosed and low maintenance garden area which features an Indian stone flagged patio ideal for alfresco dining and barbequing. The garden enjoys views across the meadow and of the tree lined backdrop. There is a gravelled, low maintenance area with ample space for pots and plants with part walled and part hedged boundaries. There is an external tap and an external up and down light.



PROPERTY VIEWING NOTES -

ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed - 25/03/25



Simon Blyth Estate Agents

01924 361631

Wakefield@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
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