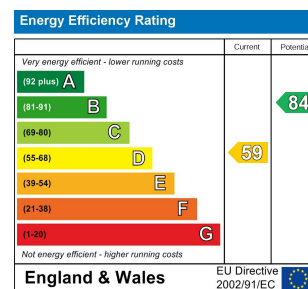
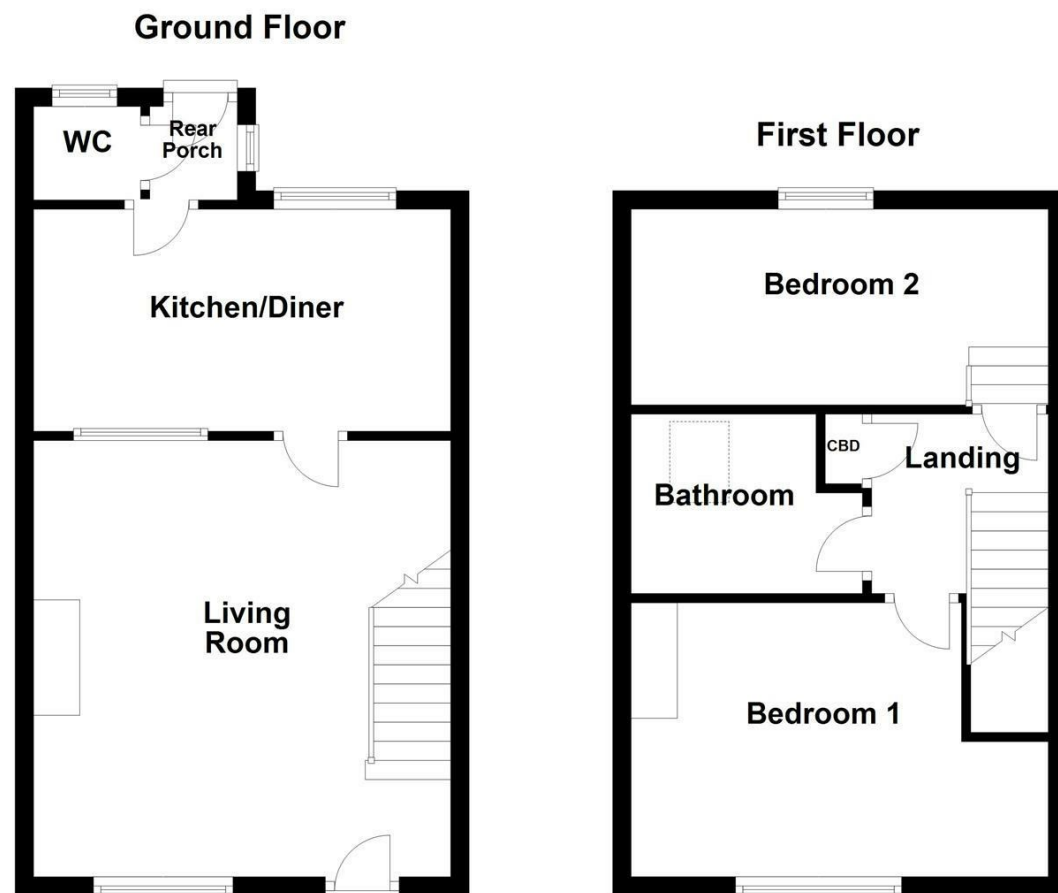




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
 Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
 Pontefract & Castleford office 01977 798844
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
 If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
 Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
 Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



3 Crab Lane, Newmillerdam, Wakefield, WF2 7SU

For Sale Freehold Offers Over £235,000

Situated in the idyllic location of Newmillerdam is this two bedroom mid terrace cottage incorporating period features such as exposed beams and an attractive lawned garden.

The property briefly comprises of living room, kitchen/diner, rear porch with downstairs w.c. To the first floor landing there are two well proportioned bedrooms and the house bathroom/w.c. Outside the rear is mainly artificially lawned with a paved patio area, perfect for outdoor dining and entertaining and enclosed by walls and hedging.

Newmillerdam is a highly desirable residential area boasting pleasant walks around the Newmillerdam Nature Reserve and surrounding countryside. Wakefield city centre offers broad range of shopping, schooling and recreational facilities and for travel further afield junction 39 of the M1 motorway is approximately three miles away.

With a stunning idyllic location, this is certainly not a property to be missed and would make an ideal purchase for a range of buyers. Only a full internal inspection will reveal everything on offer at this quality home and an early viewing is highly recommended.



ACCOMMODATION

LIVING ROOM

15'5" x 11'6" [4.7m x 3.53m]

Central heating radiator, double glazed wooden window to the front, exposed stone fireplace with wooden mantle, exposed beams to the ceiling and stairs to the first floor landing. Door and opening into the kitchen.



KITCHEN/DINER

14'5" x 6'11" [4.4m x 2.11m]

Range of wall and base units with laminate work

surface over, stainless steel sink and drainer with mixer tap, integrated four ring electric hob, integrated oven and stainless steel extractor hood over, tiled splash back, double glazed wooden window to the rear, central heating radiator, timber door with glass pane leading to the rear porch and exposed beams to the ceiling.

REAR PORCH

3'3" x 3'1" [1.0m x 0.95m]

Single pane window to the rear garden, timber door with glass pane leading to the rear garden, exposed beams to the ceiling and door into downstairs w.c.

W.C

3'4" x 3'9" [1.02m x 1.16m]

Low flush w.c., central heating radiator, wall mounted wash basin with tap, single pane frosted wooden window to the rear and exposed beams to the ceiling.

FIRST FLOOR LANDING

Doors leading to two bedrooms, house bathroom and storage cupboard housing the combi boiler.

BEDROOM ONE

15'0" x 9'8" [max] x 4'9" [min] [4.59m x 2.96m [max] x 1.46m [min]]

Central heating radiator, double glazed wooden window to the front and decorative fireplace with wooden mantle. Loft access.



BEDROOM TWO

14'6" x 6'11" [4.42m x 2.12m]

Central heating radiator, double glazed wooden window to the rear and exposed beams to the ceiling.



BATHROOM/W.C.

5'6" x 8'2" [max] x 6'6" [min] [1.68m x 2.51m [max] x 2.0m [min]]

Central heating radiator, Velux skylight window, half tiled walls, low flush w.c., pedestal wash basin with stainless steel mixer tap, bath with stainless steel mixer tap and overhead electric shower.



OUTSIDE

The rear garden is mainly artificially lawned with a stone paved patio area, perfect for outdoor dining and entertaining, enclosed by stone walls and hedging.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.