



**WAKEFIELD** | **OSSETT** | **HORBURY**  
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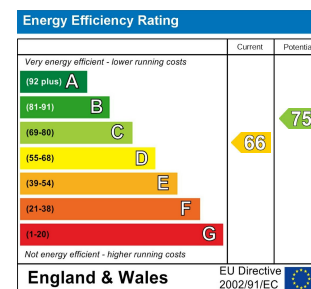
## 1 Lake View Flats, Newmillerdam, Wakefield, WF2 7SY

**For Sale Leasehold - Share of Freehold £225,000**

The property benefits from UPVC double glazing, gas central heating and the accommodation comprises of entrance hall with store cupboard off, first floor landing, store cupboards, housing the central heating boiler, home office/store room, a fully fitted kitchen with built under electric oven, gas hob, stainless steel cooker hood, dishwasher, fridge, automatic washer/dryer, spacious lounge with views over the lake and Country Park, satellite TV point, hole in wall gas fire with polished steel surround, two double bedrooms, having TV aerial points, one having wardrobes and bathroom comprising of bath and shower over, washbasin and w.c. Outside there is a pleasant garden and garage with electricity.

Newmillerdam is a highly desirable residential area boasting pleasant walks around the Newmillerdam Nature Reserve Country Park and surrounding countryside. Viewing is essential to fully appreciate this property, which overlooks the Country Park and lake in the Yorkshire in Bloom gold award winning village of Newmillerdam with Restaurants, Cafes and pubs. In addition, there is a bus stop nearby and it is less than 2 miles from M1 junction 39. There are also extensive footpaths and cycle tracks starting from Newmillerdam. Wakefield city centre offers broad range of shopping, schooling and recreational facilities and for travel further afield junction 39 of the M1 motorway is only less than two miles away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended to avoid disappointment.



**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.

**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





## ACCOMMODATION

### PRIVATE EXTERNAL ENTRANCE DOOR

### ENTRANCE HALL

LED ceiling spotlights, UPVC double glazed window to the side and storage cupboard. Stairs to the first floor landing.

### FIRST FLOOR LANDING

UPVC double glazed window to the front, LED ceiling spotlights, loft access, two central heating radiators, storage cupboard and access to the office, kitchen, bathroom, two bedrooms and living room.

### LIVING ROOM

17'9" x 11'11" (5.42m x 3.65m)

UPVC double glazed windows to the side and rear, two central heating radiators, LED ceiling spotlights and gas fireplace.



### BEDROOM ONE

9'11" x 11'6" (3.04m x 3.53m)

UPVC double glazed window to the side, semi-fitted wardrobes and central heating radiator.



### BEDROOM TWO

9'6" x 11'6" (2.92m x 3.53m)

UPVC double glazed window to the side and central heating radiator.



### BATHROOM/W.C.

8'5" x 5'6" (2.57m x 1.68m)

UPVC double glazed frosted window to the side, central heating radiator and LED ceiling spotlights. Low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and overhead shower attachment.



### KITCHEN

8'4" x 8'0" (2.55m x 2.44m)

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splash back, integrated oven, four ring gas hob and stainless steel extractor hood above, washing machine integrated dishwasher and integrated fridge. UPVC double glazed window to the side, central heating radiator and LED ceiling spotlights.



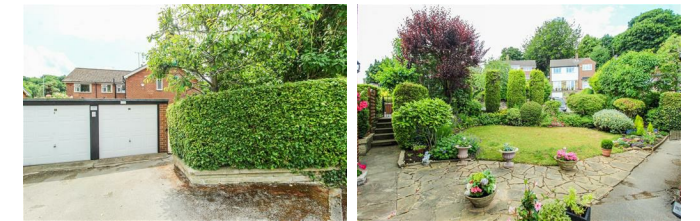
### HOME OFFICE STORE

9'6" x 6'0" (max) x 2'5" (2.92m x 1.84m (max) x 0.76m)

UPVC double glazed window to the side and central heating radiator.

### OUTSIDE

The property has parking space and single garage with manual up and over door and power and light within. The garden is lawn and borders with stone paved area. External store, shared with 2 Lake View Flats, containing the electricity meter.



### LEASEHOLD

The ground rent is a £1.05 peppercorn rent (pa). The remaining term of the lease is 938 years (from 2024). A copy of the lease is held on our file at the Wakefield office.

### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.