



WAKEFIELD
01924 291 294

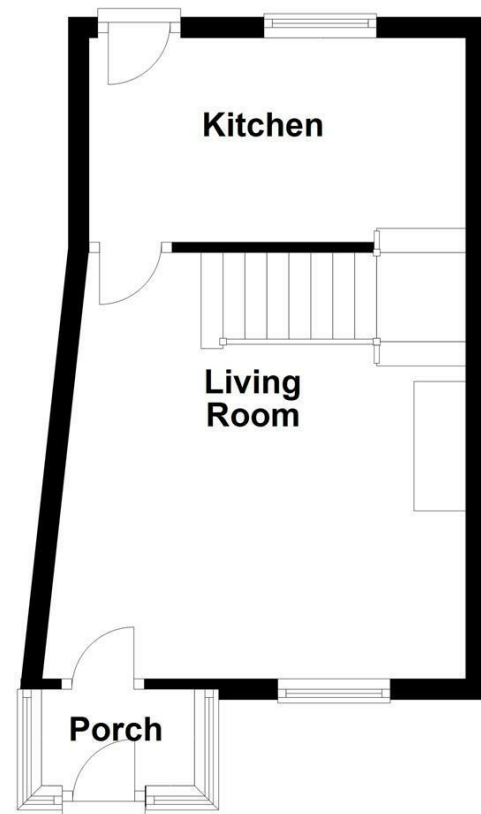
OSSETT
01924 266 555

HORBURY
01924 260 022

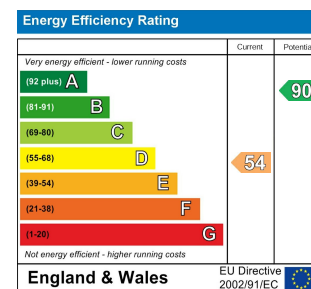
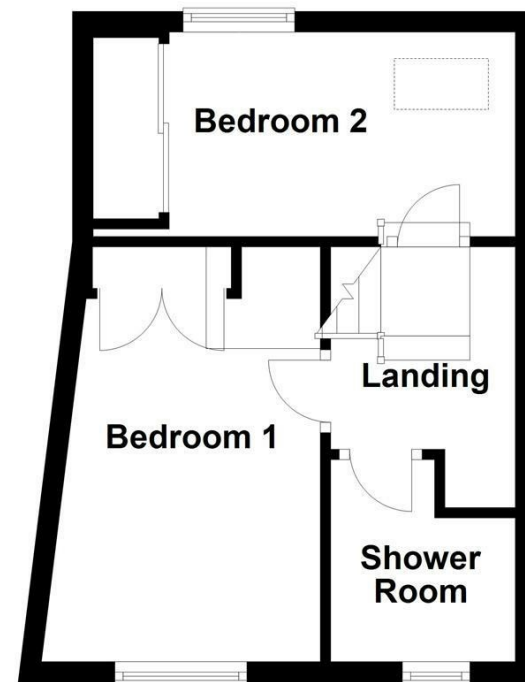
NORMANTON
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01977 798 844

Ground Floor



First Floor



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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or
chris@mortgagesolutionsofwakefield.co.uk

*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.



Millstone Cottage, 14 Crab Lane, Newmillerdam, Wakefield, WF2 7SU

For Sale Freehold Offers In The Region Of £240,000

Situated in the idyllic village location of Newmillerdam is this beautifully presented two bedroom terrace cottage, well finished throughout incorporating original features. The cottage has undergone a full renovation to the highest standard and is ready to move into with no chain involved.

The property briefly comprises of entrance porch leading into the living room with multi-fuel burner, modern fitted kitchen with integrated appliances. To the first floor landing there are two bedrooms, three piece suite shower room and storage cupboard. Outside to the front of the property there is off road parking for two cars, a paved patio area, detached garage and greenhouse. The rear garden is predominantly laid to lawn with stone patio area and stone steps.

Newmillerdam is a highly desirable residential area situated approximately four miles to the south of Wakefield city centre. The area boasts well regarded public houses as well as 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.

This superbly presented cottage deserves an early viewing to appreciate the accommodation on offer at this quality home and to avoid any disappointment.



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ACCOMMODATION

ENTRANCE PORCH

4'10" x 3'0" [1.49m x 0.92m]

Single glazed windows all sides, under counter storage cupboard and timber door with frosted glass into the living room.

LIVING ROOM

13'10" x 13'8" [4.22m x 4.17m]

Sloped wall, central heating radiator, electric imitation log burner, LED ceiling spotlights and exposed beams. UPVC double glazed window to the front aspect with bench below for seating and stairs providing access to the first floor landing. Timber door with frosted glass leading into the kitchen.

KITCHEN

12'0" x 6'7" [3.68 x 2.03m]

A modern fitted kitchen with a range of wall and base units with wooden work surface over, Belfast sink with stainless steel mixer tap, induction four ring gas hob, integrated electric oven with extractor fan, integrated under counter wine fridge, space and plumbing for an under counter washing machine, integrated fridge/freezer and cupboard housing the

combi boiler. Central heating radiator, LED ceiling spotlights, timber door with glass leading out to the rear garden and UPVC double glazed window to the rear aspect.



FIRST FLOOR LANDING

Timber doors providing access to two bedrooms and bathroom/w.c., as well as storage cupboard.

BEDROOM ONE

13'5" x 8'9" [4.1m x 2.67m]

LED ceiling spotlights, exposed beams to the ceiling, central heating radiator and UPVC double glazed window to the front elevation.



BEDROOM TWO

11'5" x 6'6" [3.48m x 1.99m]

Exposed beams to the ceiling, central heating radiator, Velux window and UPVC double glazed window to the rear elevation.



SHOWER ROOM/W.C.

7'8" x 3'2" [2.36m x 0.98m]

Low flush w.c., wall mounted wash basin with stainless steel mixer tap, shower cubicle with stainless steel shower attachment and over shower with glass shower screen. Central heating radiator, half tiled walls and UPVC double glazed frosted window to the front elevation. Loft access.



OUTSIDE

To the front of the property there is off road parking for two vehicles and single detached garage. There is

further front garden space across the lane with stone steps leading down to a stone patio area and greenhouse. To the rear there is a stone paved area and stone steps leading up to the stone patio area, perfect for outdoor entertaining and dining, along with lawned garden. The garden is enclosed by stone walls, timber fencing and planted borders.



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.