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## 49-51 School Hill, Newmillerdam, Wakefield, WF2 7SP

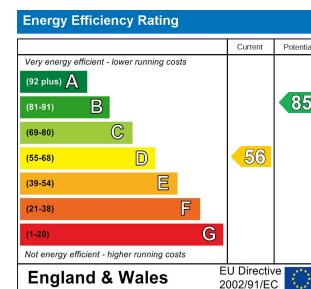
For Sale Freehold £575,000

Situated in the prestigious and picturesque village of Newmillerdam is this superbly appointed and charming character property, which was formerly two properties. This property boasts two spacious reception rooms and a refurbished kitchen, perfect for entertaining guests, four bedrooms with the main bedroom having en suite and walk in wardrobe.

The accommodation, having been renovated and enhanced throughout to a high specification, comprises entrance hall, kitchen diner, rear entrance hall, utility room, downstairs w.c., living room and sitting/dining room. The property benefits from a vaulted cellar with two rooms. To the first floor, the principal bedroom has modern en suite and walk in wardrobe, there are three further bedrooms (two further doubles) and the house bathroom/w.c. with roll top bath. Outside there are attractive gardens to the front and rear with driveway parking for three vehicles and semi rural rear views from the back garden.

Situated in the heart of Newmillerdam, this property provides easy access to local amenities, schools and beautiful outdoor spaces. Whether you enjoy leisurely walks around the lake or prefer shopping in the nearby city centre of Wakefield, this location offers the best of both worlds.

An ideal opportunity for the working couple or family to acquire this fantastic spacious property offering a wealth of charm and character throughout, therefore an early viewing comes recommended.



### 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



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#### ACCOMMODATION

##### ENTRANCE HALL

Composite front entrance door, tiled floor, staircase with hand rail to the first floor landing, door to the kitchen diner and sitting/dining room.

##### KITCHEN DINER

13'6" x 15'2" [4.14m x 4.63m]

A range of wall and base units with black granite work surface over and white metro-style tiling above, central island with breakfast bar (space to seat four) having white granite work surface over and a built in wine rack, 1 1/2 Rangemaster cooker with five ring gas hob and cooker hood over, central heating radiator with cover, inset spotlights to the ceiling, downlights, tiled floor, display cabinets, integrated Baumatic dishwasher, integrated full size larder fridge and separate integrated freezer, archway providing access into the rear entrance hall, UPVC double glazed window to the side and UPVC double glazed window to the front enjoying a dual aspect, stainless steel sink and drainer with mixer tap and pull out attachment, door with staircase leading to the vaulted cellar.

##### VAULTED CELLAR

10'8" x 8'11" and 12'7" x 7'1" [3.26m x 2.74m and 3.84m x 2.17m]

The first cellar room has a Yorkshire stone flagged floor, vaulted ceiling, original curing table and light. Open into the second cellar room, which also has Yorkshire stone flagged floor, original curing table, central heating radiator and light.

##### REAR ENTRANCE HALL

4'1" x 5'8" [1.25m x 1.75m]

Tiled floor, composite side entrance door, inset spotlights to the ceiling, double door into the living room and door into the utility room.

##### UTILITY ROOM

5'7" x 6'2" [1.72m x 1.88m]

Wall and base units with granite work surface over, integrated washer dryer, double door storage cupboard housing the combi boiler, tiled splashback, central heating radiator with cover, timber clad walls with dado rail, door into the downstairs w.c. Inset spotlights to the ceiling, tiled floor.

##### W.C.

2'7" x 5'10" [0.79m x 1.80m]

Low flush w.c., wash basin with mixer tap built into vanity cupboard. Part timber clad walls with dado rail. Wall mounted extractor fan, inset spotlights to the ceiling, vanity mirror with downlights.

##### LIVING ROOM

17'1" x 12'8" [5.22m x 3.88m]

Engineered oak flooring, gas fire with Yorkshire stone flagged hearth with exposed stone interior. UPVC double glazed window to the rear, UPVC double glazed French doors, original timber beams to the ceiling, door into the sitting/dining room, central heating radiator with cover.



##### SITTING/DINING ROOM

13'3" x 15'1" [4.06m x 4.62m]

Solid wooden flooring, UPVC double glazed window to the front, exposed timber beams, gas fire with Yorkshire stone hearth and solid wooden mantle, built in storage cupboards to either side of the chimney breast, central heating radiator with cover.



##### FIRST FLOOR LANDING

Loft access. UPVC double glazed window to the front elevation, doors leading to the bedrooms and house bathroom/w.c.

##### BEDROOM ONE

13'8" x 9'5" max x 8'9" min [4.17m x 2.88m max x 2.67m min]

Exposed wooden A-frame beam, two timber framed Velux double glazed windows with solar powered blinds, large timber Velux double glazed window with built in blind to the pitched sloping ceiling, UPVC double glazed window to the rear, central heating radiator and door to the en suite shower room/w.c. Bi-fold doors to walk in wardrobe. Wall mounted lights.



##### WALK IN WARDROBE

7'2" x 3'8" [2.20m x 1.12m]

Pitched sloping ceiling with exposed beams. Hanging rail.

##### EN SUITE SHOWER ROOM/W.C.

3'1" x 9'5" [0.96m x 2.89m]

Wall hung wash basin with chrome mixer tap, low flush w.c., enclosed shower cubicle with bi-folding doors and electric shower, tiled walls, tiled floor, ladder style radiator, wall mounted extractor fan, inset spotlights to the ceiling.

##### BEDROOM TWO

11'3" x 15'2" [3.45m x 4.64m]

UPVC double glazed window to the front, central heating radiator.



##### BEDROOM THREE

13'7" x 8'1" max x 6'0" min [4.16m x 2.47m max x 1.83m min]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the front.

##### BEDROOM FOUR

13'6" x 8'10" max x 6'8" min [4.13m x 2.70m max x 2.05m min]

Corner fitted wardrobes, UPVC double glazed window to the side, coving to the ceiling, central heating radiator with cover.

##### BATHROOM/W.C.

13'5" x 6'1" [4.10m x 1.86m]

Larger than average shower cubicle with sliding door, mixer shower with rain shower head and shower attachment. Ceramic wash basin with chrome mixer tap built into high gloss vanity cupboards with chrome handles, low flush w.c. and a freestanding roll top bath with claw feet and centralised mixer tap with shower attachment. UPVC double glazed frosted window to the rear, UPVC cladding to the ceiling, inset spotlights, contemporary radiator with chrome towel rail, tiled floor, part tiled walls.



##### OUTSIDE

To the front there is shared vehicular access to a tarmac driveway and timber gate leading to a private block paved driveway, planted border, pebbled seating area with bushes and plants. A paved pathway leads to the front entrance door with up and down chrome lights. Timber panelled fence surrounds. The side has a concrete driveway providing further off road parking, timber garden shed and stone walling with a concrete base providing parking and potentially a garage could be constructed subject to consents. Cast iron gate to the side with pathway, outside lighting, water point connection and opening onto the rear garden. The rear garden has paved pathway, stone built BBQ, pebbled area with planted border of bushes and plants. Yorkshire stone paved patio area with wooden pergola and wall heat lamp. Double outside power socket. Solid stone walls, timber panelled fences. The property boasts pleasant view of fields available from the back garden.



##### COUNCIL TAX BAND

The council tax band for this property is C

##### EPC RATING

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

##### 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.