



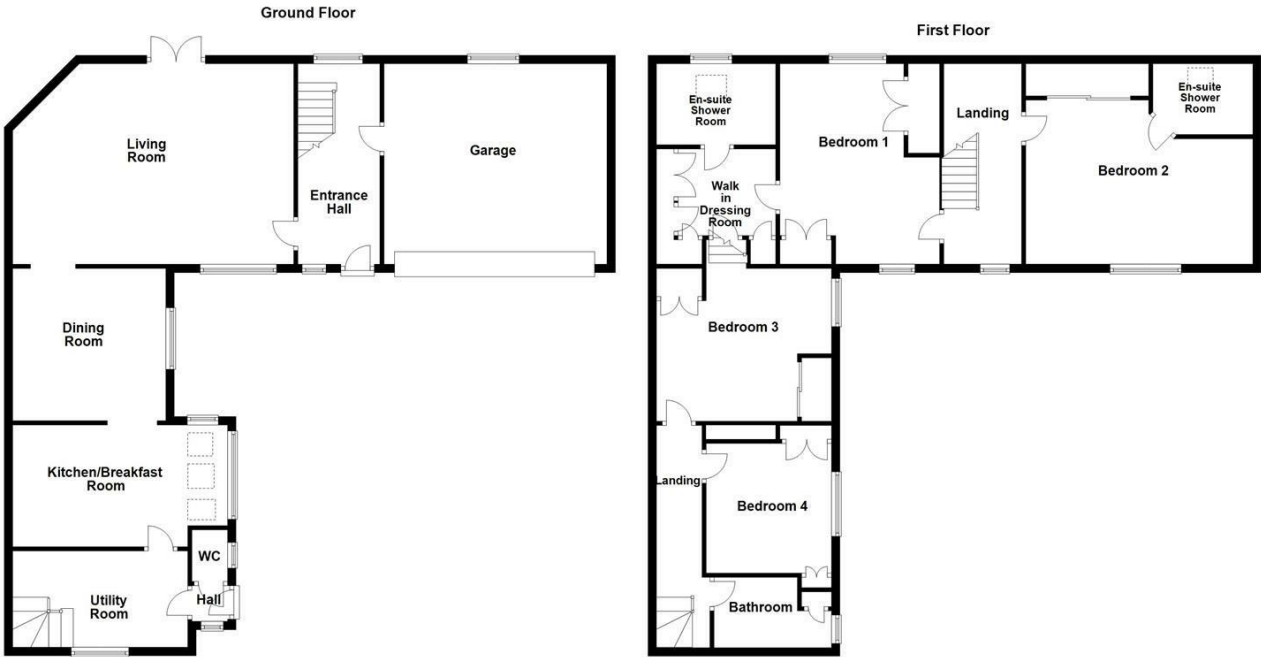
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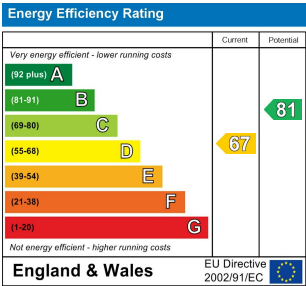


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



## Cobble Cottage, 38 School Hill, Newmillerdam, Wakefield, WF2 7SP

### For Sale Freehold £835,000

Situated in the highly sought after area of Newmillerdam, adjacent to the infamous Newmillerdam Dam, is this individually designed and substantial bespoke family home with no chain. The property has been thoughtfully reimagined over the years to create a simply stunning four bedroom detached executive home.

Accessed via a charming Yorkshire stone cobbled courtyard the accommodation comprises a welcoming main entrance hall, an integral double garage, a spacious living room, a separate dining room, a kitchen/breakfast room, a utility room, an additional entrance hall, and a downstairs w.c. Stairs from the entrance hall lead to the first floor landing, which provides access to two double bedrooms, both with en suite facilities, including a walk-in dressing area in the principal bedroom, which also connects to bedroom three. A separate landing, accessed via the utility room, leads to bedrooms three and four, as well as the main house bathroom/w.c.

Externally, the property boasts a Yorkshire stone cobbled courtyard offering ample off street parking for multiple vehicles and leading to the integral double garage with an electric door. To the rear, the property features a generous tiered garden, including a large timber decked terrace patio ideal for al fresco dining. Yorkshire stone steps lead to a lawned garden and a further raised timber decked patio. The garden is beautifully landscaped with plants and shrubs, complemented by outdoor lighting and breathtaking views over Newmillerdam Country Park.

Newmillerdam is a highly desirable residential location approximately four miles south of Wakefield city centre. The area is renowned for its picturesque nature reserve, scenic countryside walks, and well regarded public houses and restaurants. Wakefield city centre offers an extensive range of shopping, schooling, and leisure facilities, while Junction 39 of the M1 motorway is conveniently located just three miles away for those commuting further afield.

Exuding character and history, this exceptional property offers versatile accommodation that truly must be seen to be appreciated. Properties of this nature are rarely available on the open market, and an early viewing is highly recommended.

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#### ACCOMMODATION

##### ENTRANCE HALL

Recess ceiling spotlights, UPVC double glazed window to the side and doors leading into the utility room and downstairs w.c.



##### UTILITY ROOM

74" x 101" [2.26m x 3.09m]

Contemporary cream gloss wall and base units with feature corian work surface over incorporating stainless steel sink with mixer tap, integrated washing machine and tumble dryer, corian windowsill and splash back. Recess ceiling spotlights, UPVC double glazed window to the side, travertine floor, radiator, beams to the ceiling and door into the entrance hall. Staircase leading to the further landing on the first floor with part exposed stone wall.

##### W.C.

Two piece suite comprising low flush w.c. and wash basin. Travertine tiled floor, radiator, recess ceiling spotlights and UPVC double glazed frosted window to the front.

##### KITCHEN/BREAKFAST ROOM

166" x 115" [5.04m x 3.49m]

Range of contemporary cream gloss soft close wall and base units with corian work surface over incorporating 1 1/2 Rangemaster stainless steel sink with mixer tap, The Leisure Cuisinemaster Range Cooker, integrated combi microwave, integrated fridge/freezer and integrated dishwasher. Travertine flooring, flush fitting skirting LED lighting, UPVC double glazed windows to the front and side, three double glazed velux windows to the front. exposed wooden beams, recess ceiling spotlights and radiator. Archway into the separate dining room.

##### DINING ROOM

1110" x 117" [3.63m x 3.54m]

UPVC double glazed window to the front, radiator, exposed wooden beams and recess ceiling spotlights. Archway and steps leading up into the living room.

##### LIVING ROOM

2111" [max] x 1510" [max] [6.69m [max] x 4.84m [max]]

Solid oak flooring, UPVC double glazed window to the front, exposed wooden beams, radiator, recess ceiling spotlights, UPVC double glazed French doors to the rear, feature media wall and door to further entrance hall.



##### MAIN ENTRANCE HALL

76" x 1510" [2.30m x 4.84m]

Composite front entrance door with window to the front, solid wood flooring, radiator, solid oak balustrade staircase to the first floor landing, UPVC double glazed window to the rear, recess ceiling spotlights and understairs storage. Door to the integral garage.

##### INTEGRAL DOUBLE GARAGE

155" x 174" [4.72m x 5.3m]

Electric operated door, UVPC double glazed window to the rear, power and light. Plumbing for a washing machine and a combination boiler is housed in here.

##### FIRST FLOOR LANDING

Solid wood flooring, exposed wooden beams, loft access, recess ceiling spotlights, UPVC double glazed window to the front and doors to two bedrooms.

##### BEDROOM ONE

164" x 1210" [4.99m x 3.93m]

UPVC double glazed windows to the front and rear, solid wood flooring, radiator, recess ceiling spotlights, exposed wooden beams, bespoke fitted wardrobes and dressing table area. Door to the walk in dressing room.



##### WALK IN DRESSING ROOM

Fitted wardrobe space, solid wood flooring, exposed wooden beams, recess ceiling spotlights and door to the en suite shower room. Further door with steps leading down to bedroom three.

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

98" x 810" [2.97m x 2.70m]

Stunning three piece suite comprising concealed cistern low flush w.c., wash basin over drawers with matching tall storage units and walk in double shower with mixer shower. Fully tiled walls, heated chrome towel radiator, quality fitted LVT flooring, recess ceiling spotlights and exposed wooden beams. UPVC double glazed frosted window and double glazed velux window to the rear.



##### BEDROOM TWO

155" [max] x 77" [min] x 133" [4.72m [max] x 2.33m [min] x 4.04m]

UPVC double glazed window to the front, radiator, exposed wooden beams, loft access, solid wood flooring, recess ceiling spotlights and doors to

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

63" x 62" [1.92m x 1.90m]

Stunning modern three piece suite comprising low flush w.c., pedestal wash basin and corner shower cubicle with mixer tap. Fully travertine tiled walls, heated chrome towel radiator, solid wood flooring, timber framed double glazed velux window to the rear and recess ceiling spotlights.

##### BEDROOM THREE

1111" x 127" [3.64m x 3.84m]

Loft access, radiator, solid wood flooring, two built in double wardrobes, UPVC double glazed window to the front and door to the landing.

##### FURTHER LANDING AREA

Recess ceiling spotlights, UPVC double glazed window to the rear, radiator and doors to two bedrooms and the bathroom. Solid oak balustrade staircase leading down to the utility room.

##### BEDROOM FOUR

99" x 93" [2.98m x 2.82m]

UPVC double glazed window to the front, radiator, two built in double wardrobes and recess ceiling spotlights.

##### BATHROOM/W.C.

74" x 84" [2.26m x 2.55m]

Four piece suite comprising concealed cistern low flush w.c., wash basin with granite work surface over base unit, ceramic tiled bath with flush fitting mixer shower. Part tiled walls, quality fitted LVT flooring with underfloor heating, heated chrome towel radiator, UPVC double glazed frosted window to the front and recess ceiling spotlights. Door to the airing cupboard.



##### OUTSIDE

To the front is a Yorkshire stone cobbled courtyard providing ample off street parking for several vehicles leading to the integral double garage. Gated access to the Yorkshire stone patio area and Indian stone area leading out from the French doors accessed via the living room. Steps lead up to sizable timber framed terrace patio with inset LED lighting, ideal for outdoor dining and entertaining with timber framed summerhouse with outside power point and lighting with plants, trees and shrubs bordering. Yorkshire stone steps with gated access lead to an attractive lawned garden with plants and shrubs. Further steps lead to a raised timber decked patio with outside power points and stunning views over Newmillerdam Country Park.



##### COUNCIL TAX BAND

The council tax band for this property is G.

##### 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.

##### PLEASE NOTE

A previous planning application had been approved for conversion of the existing integral double garage to a family room and the addition of a new detached double garage with first floor store in the roof space to the front of the property [Ref No: 14/00696/FUL].