



School Hill, Newmillerdam, Wakefield

Character property | Very popular location | Rural waterside walks nearby | Very traditional rear garden | Private balcony | AGA | Utility room | Driveway and permit parking

3 Bedroom Terraced Cottage | Asking Price: **£389,950**

Rosedale
& Jones



School Hill, Newmillerdam, Wakefield

DESCRIPTION

A character property in every sense of the word. If you are looking for something unique, set within a picturesque village setting, this could just be your dream home!

Key Features

- Character property
- Very popular location
- Rural waterside walks nearby
- Very traditional rear garden
- Private balcony
- AGA
- Utility room
- Driveway and permit parking



LOCATION

School Hill is situated on an elevated position which overlooks Newmillerdam. The location is very popular across West Yorkshire and is considered to be a local beauty spot which benefits from rural and waterside walks, pubs, restaurants and cafes to enjoy. Pugneys waterpark is also nearby, which enjoys various water sports and family attractions throughout the year. Amenities are readily available and transport links are also excellent, with regular bus routes to Wakefield, Barnsley and Leeds available in addition to Sandal & Agbrigg train station being a short (6 minute) drive away and quick access to the M1 motorway (approximately 7 minutes).

EXTERIOR

Front

A very low maintenance space consisting of a Yorkshire stone driveway with parking for two vehicles. The property also benefits from an integral garage which offers additional storage capacity. On street permit parking is also available for residents.

Rear

A generous and very private rear garden set out over multiple elevations. A beautiful spot which may just remind you of a 'secret garden' taken out of a children's novel - the space needs to be seen to be truly appreciated. Decorative floral borders, rockeries, exterior lighting, a small fish pond and a seating area. Enclosed on all sides, so very secure for pets or children.

INTERIOR - Ground Floor

Entrance Hall

Original Yorkshire stone floor. There is plenty of space for shoe and storage, as required. Two UPVC, double glazed exterior 'stable' doors to the front and side aspects respectively.

Kitchen

4.17m x 3.55m

This room benefits from tiled floors, some original farmhouse type base and wall units with plenty of storage and space and space for a breakfast bar. Other features include: a large 'gas' AGA cooker with chimney flue and wall tiling, a pantry, wood panelling to the walls and solid Larvikite (very rare) worktops and upstands. Supported appliances include: a dishwasher and a large fridge freezer with water supply. A Belfast sink with chrome taps, two Double Glazed windows to the front and side aspects respectively.

Dining Room

3.20m x 2.61m

A warm and cosy room which benefits from solid hardwood flooring and can comfortably accommodate a four seated dining suite with some additional items of furniture. A styled Central Heated radiator in keeping with the age of the property, Double Glazed windows to the rear aspect.

Utility Room

3.52m x 2.42m

A spacious room which features stone tiled flooring and modern fitted units, offering plenty of storage space. Supported appliances include: a freestanding fridge/freezer, a washing machine and a tumble dryer. Central Heated radiator.

Lounge

4.62m x 3.51m

A large enough space to accommodate a range of furniture layouts, as preferred. The room features an original stone fireplace now fitted with a modern log burner and exquisite 'polished' Yorkshire stone flooring with exposed wooden beams to the ceiling. A styled Central Heated radiator in keeping with the age of the property and Double

Glazed windows to the rear aspect.

INTERIOR - First Floor

Landing

Spacious and well presented. Double Glazed window to the side aspect.

Atelier

3.63m x 2.85m

Benefiting from beautiful views of the rear garden, stone tile flooring and exposed brickwork with a large skylight to the ceiling, this space is ideal for both relaxation and creativity. Large enough for a range of furniture layouts and well suited as a creative workshop, a study, or a music room. Double Glazing throughout and double doors which lead directly onto a private balcony. Note: the balcony is wide enough for exterior seating and a table/bbq. A wooden bridge provides access to and from the rear garden.

Bedroom One

4.19m x 3.70m

A spacious room, large enough to support a King-size bed and additional items of furniture, as required. Hardwood flooring, a Central Heated radiator and Double Glazed windows to the front elevation.

Bedroom Two

5.68m x 3.61m

Large enough to support a double bed and additional items of furniture, as required. Hardwood flooring, a Central Heated radiator and Double Glazed windows to the side elevation with views of Newmillerdam.

Bathroom

Beautifully presented, featuring 'polished' stone tiling to the floor and wooden wall panelling to the walls, in keeping with the age of the property. Features include: a freestanding bathtub with a handheld shower fixture and a separate standing shower cubicle, complete with wall tiling a glass water-guard and two showerhead fixtures. There is also a w/c and a wash basin. Central Heated towel rack and a 'frosted' Double Glazed windows to the rear elevation. Extractor fan.

Bedroom Three

3.04m x 2.58m

Large enough for a single bed and associated furniture. Ideal for use as a study, a child's bedroom or a nursery. Hardwood flooring, a Central Heated radiator and Double Glazed windows to the side elevation.

Unique Reference Number

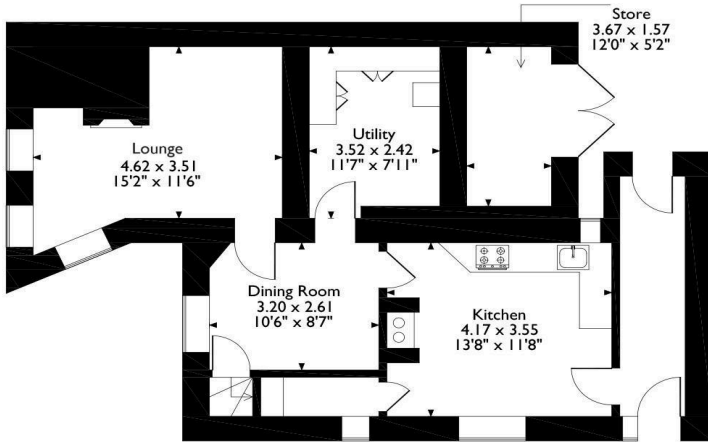
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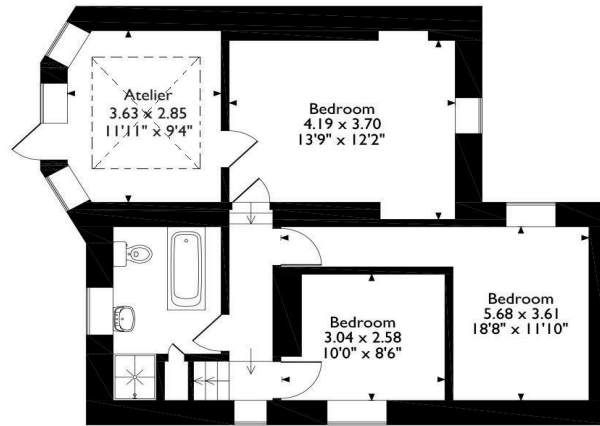
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



School Hill, Newmillerdam, Wakefield
 Approximate Gross Internal Area
 Main House = 121 Sq M/1302 Sq Ft
 Store = 5 Sq M/54 Sq Ft
 Total = 126 Sq M/1356 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | 50 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

01924 792796

Rosedale & Jones, The Old Caretakers House, The Oulton Institute, Oulton, Leeds, LS26 8SX

info@rosedaleandjones.co.uk

www.rosedaleandjones.co.uk