



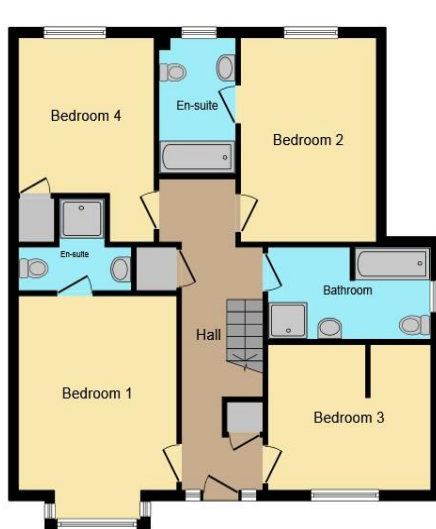
Barnsley Road, Newmillerdam, Wakefield WF2 6QE

welcome to

Barnsley Road, Newmillerdam, Wakefield

Guide Price: £695,000 - £705,000. EXECUTIVE FAMILY HOME - LOCATED IN THE PRESTIGIOUS AREA OF NEWMILLERDAM - STUNNING OPEN PLAN MODERN LIVING - BEAUTIFUL LANDSCAPED GARDENS

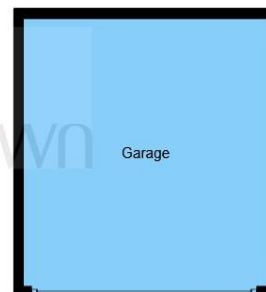




Ground Floor



First Floor



Garage



Outbuilding

Ground Floor

Entrance Hallway

21' 2" x 6' 3" (6.45m x 1.91m)

Bedroom 1

11' max x 15' 1" (3.35m max x 4.60m)

En-Suite

Bedroom 2

12' max x 9' 10" max (3.66m max x 3.00m max)

En-Suite

Bedroom 3

13' 6" max x 9' 10" (4.11m max x 3.00m)

Bedroom 4

13' 6" max x 9' 8" (4.11m max x 2.95m)

Family Bathroom

First Floor

Open Plan

Lounge/Dining Area/Kitchen

32' 2" max x 30' 7" max
(9.80m max x 9.32m max)

Utility Room

13' 6" x 6' max (4.11m x 1.83m max)

Study/family Room

13' 7" x 9' 9" (4.14m x 2.97m)

Garage

18' 2" x 9' 2" max (5.54m x 2.79m max)

Garage First Floor

Workshop/Office/Gym

18' 2" x 9' 2" max (5.54m x 2.79m max)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Barnsley Road, Newmillerdam, Wakefield

- Guide Price: £695,000 - £705,000
- An exquisite 4 Bedroomed Detached
- Stylishly presented Executive/Family Home
- Beautifully landscaped gardens and Mediterranean kitchen
- Garage with workshop/study/office/gym above

Tenure: Freehold EPC Rating: B

Guide Price:

£695,000 - £705,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAK121403 - 0009

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