



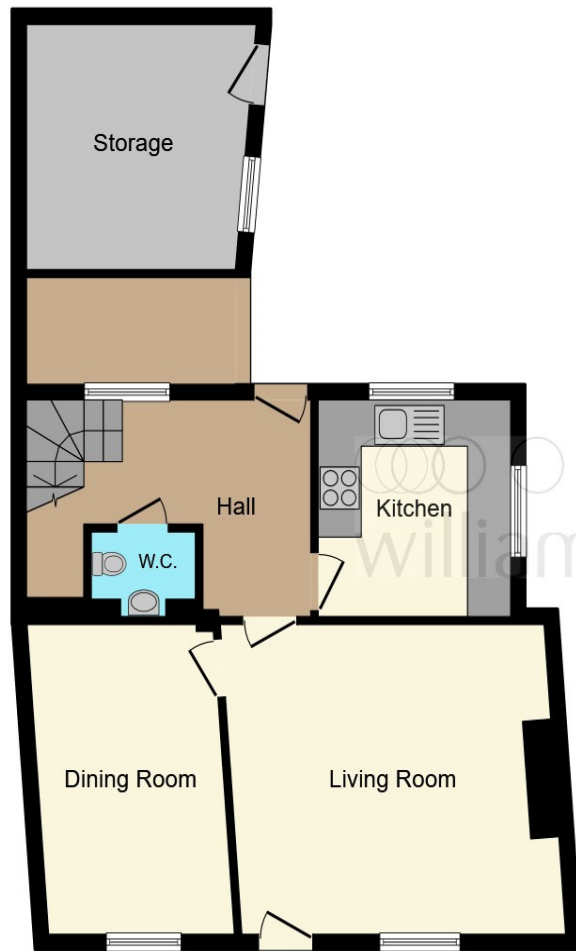
Barnsley Road, Newmillerdam Wakefield WF2 6QG

welcome to

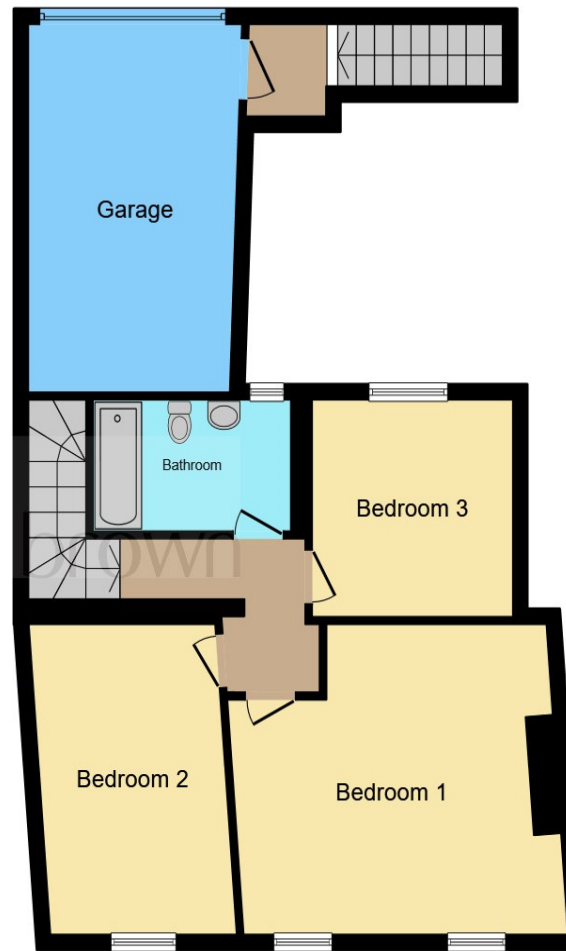
Barnsley Road, Newmillerdam Wakefield

Guide price £425,000-£450,000. Rarely does a property like this become available, A fully renovated three double bedroom character cottage set in the heart of Newmillerdam not to be missed! Offered to market with no onward chain, viewings highly recommended to fully appreciate what this home has to





Lower Ground Floor



Ground Floor

Entrance

Living Room

14' 5" max x 14' 10" max (4.39m max x 4.52m max)

Dining Room

8' 8" max x 14' 3" max (2.64m max x 4.34m max)

Kitchen

9' 3" max x 9' 7" max (2.82m max x 2.92m max)

Downstairs W.C

First Floor Landing

Bedroom 1

14' 10" max x 13' 6" max (4.52m max x 4.11m max)

Bedroom 2

13' 5" max x 8' 7" max (4.09m max x 2.62m max)

Bedroom 3

9' 8" max x 9' 4" max (2.95m max x 2.84m max)

Bathroom

Exterior

Outhouse

10' 10" max x 11' 2" max (3.30m max x 3.40m max)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Barnsley Road, Newmillerdam Wakefield

- Guide price £425,000--£450,000
- Three bedroom semi-detached character cottage
- Highly sought after location
- No chain
- Garage

Tenure: Freehold EPC Rating: F
Council Tax Band: C

guide price

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK126041



Property Ref:
WAK126041 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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