



HODSONS

OFFERS IN THE REGION OF

**£429,950**

**Almshouse Lane**

Wakefield, WF2 7ST





## PROPERTY SUMMARY

A truly unique home located in an idyllic setting with outstanding open views.

This characterful stone cottage offers well presented living accommodation, ideal for a professional couple and briefly comprising; entrance hall, two bedrooms to the ground floor (one en suite) and a contemporary bathroom. To the first floor is a most attractive lounge with feature picture bow window. The kitchen is fitted with an extensive range of quality units and a stable style door leads out to delightful enclosed balcony.

Outside is a private and enclosed courtyard with planted borders and a detached single garage.

Approximately three miles south of Wakefield city centre, Newmillerdam is a conservation area and one of the most sought after village locations boasting a wide range of quality residential property and adjacent to attractive open countryside. The commuter is well served by the M1 and M62 motorways, bringing the major commercial centres to the north to within a reasonable travelling distance, whilst the Westgate train station in Wakefield is on the East Coast Mainline, providing a direct service into Leeds and London.

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**LOCAL AUTHORITY**

Wakefield

**TENURE**

Freehold

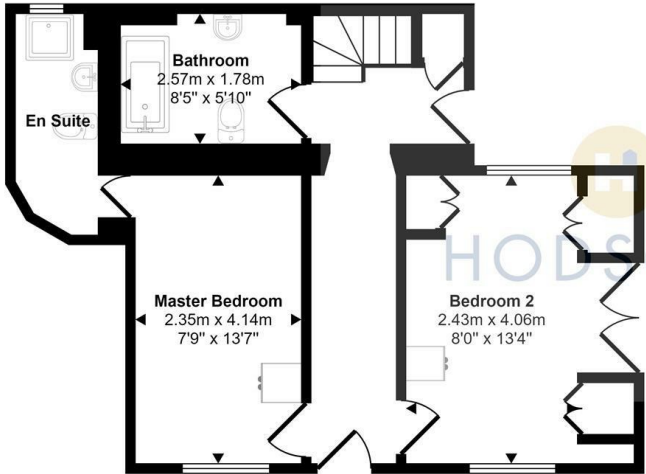
**COUNCIL TAX BAND**

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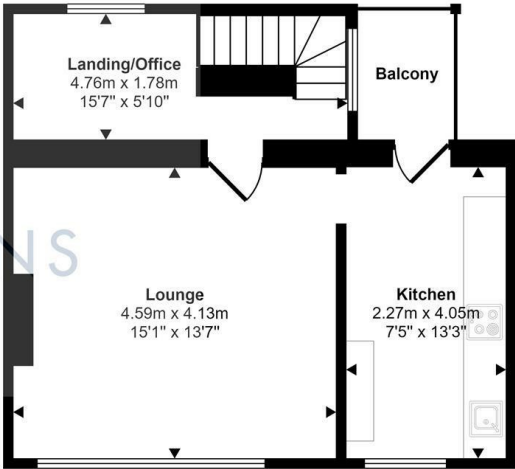
**VIEWINGS**

By prior appointment only

Approx Gross Internal Area  
85 sq m / 911 sq ft



Ground Floor  
Approx 45 sq m / 485 sq ft



First Floor  
Approx 40 sq m / 426 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



<p><b>OFFICE ADDRESS</b> 37-39 George Street Wakefield West Yorkshire WF1 1LX</p>	<p><b>OFFICE DETAILS</b> 01924 200544 wakefield@hodsonsproperty.co.uk www.hodsonsproperty.co.uk</p>
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