



79 Almshouse Lane,
Newmillerdam, Wakefield



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Newmillerdam, Wakefield, WF2 7ST



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Situated in the sought after area of Newmillerdam occupying a private cul-de-sac position is this delightful three bedroom detached dormer bungalow featuring well proportioned accommodation throughout, double garage with off road parking, and attractive gardens.

The ground floor accommodation briefly comprises entrance hall, large lounge, dining room, kitchen, study, bathroom, separate w.c., bedroom three and understairs storage. The dining room provides access to the south facing patio area and garden. Through the kitchen leads to the side porch with access to the utility, double garage and front and rear of the property. The first floor comprises the main bedroom with dressing room and en suite shower room/w.c., a second bedroom and a further storage cupboard. The property is accessed via a private road, with driveway providing off road parking for two vehicles and double garage with manual up and over doors. From the driveway a door provides access to the side porch and wooden gate leads to a garden mainly lawned with planted borders, dry stone walling and door to entrance hall. Wrapping around the side of the property is a further lawn with stone paved pathways, planted borders and stone summerhouse and patio. To the south aspect is a large laid to lawn area with planted borders, garden sheds and stone paved patio areas ideal for outdoor dining and entertaining. A very attractive enclosed and private garden.

The property is located in the highly sought after village of Newmillerdam with Newmillerdam Country Park only a short walk away. This property would make an ideal purchase for a range of buyers looking to settle, with semi rural situation and idyllic walks only a short distance from the property.





ACCOMMODATION

SIDE PORCH

Timber framed frosted single pane entrance door. Quarry tile floor with doors to the kitchen, utility and garage, entrance door to the main garden area.

UTILITY

UPVC double glazed window looking out onto the main garden area, central heating radiator, base units with laminate work surface over, stainless steel sink and drainer. Fully tiled, space and plumbing for a washing machine.

GARAGE ONE

Opening to the second garage. Manual up and over door, power and light.

GARAGE TWO

Two single pane windows to the side, access to the loft, manual up and over door. Power and light. Workbench and shelving.

KITCHEN

UPVC double glazed window to the main garden/patio area, opening into the further hallway, central heating radiator, a range of wall and base units with laminate work surface over, composite sink and drainer with mixer tap, tiled splashback, four ring ceramic hob with extractor hood over, integrated double oven, integrated fridge freezer.

FURTHER HALLWAY

Coving to the ceiling, doors leading to the study, dining room, lounge, bedroom three, bathroom, separate w.c. and understairs storage cupboard. Stairs providing access to the first floor landing. Entrance door, frosted UPVC double glazed window, central heating radiator.

STUDY

Coving to the ceiling, central heating radiator, UPVC double glazed window.

DINING ROOM

UPVC double glazed sliding doors leading to the main garden and patio area, coving to the ceiling, central heating radiator, ceiling rose.

LIVING ROOM

Two central heating radiators, four UPVC double glazed windows (one being a bow window) looking out onto the gardens, coving to the ceiling, open fireplace with tiled hearth, exposed stone surround and wooden mantle.

BEDROOM THREE

Coving to the ceiling, UPVC double glazed window, central heating radiator.

BATHROOM

Frosted UPVC double glazed window, central heating radiator, pedestal wash basin and enamel bath painted Italian tile.

SEPARATE W.C.

Frosted UPVC double glazed window, low flush w.c., part tiled.





FIRST FLOOR GALLERIED LANDING

Central heating radiator, UPVC double glazed window, loft access, doors leading to bedrooms and storage cupboard.

MAIN BEDROOM

UPVC double glazed window overlooking south facing garden, central heating radiator, access to the storage eaves, door to the dressing room, door to the en-suite shower room/w.c.

DRESSING ROOM

Two Velux skylights, central heating radiator.

EN SUITE SHOWER ROOM/W.C.

Frosted UPVC double glazed window, chrome ladder central heating radiator, low flush w.c. with concealed cistern, ceramic wash basin built into the worktop with storage below and mixer tap. Shower cubicle with overhead shower and shower attachment with shower screen. Fully tiled.

BEDROOM TWO

Central heating radiator, UPVC double glazed window to the side, access into the storage eaves, fitted storage.

OUTSIDE

Access to the property is via a private road with tarmac driveway providing off road parking for two vehicles and leading to the two garages with manual up and over doors. Stone paved pathway to the side porch with a further stone pathway, via a timber gate, to the entrance door. Here the garden is mainly laid to lawn with planted borders, dry stone wall and hedging. Access to the garden room and stone paved patio area, perfect for outdoor dining and entertaining. Wrapping around the side of the property is a further lawned area with planted borders. Stone paved pathway leads to the main south-facing garden which is laid to lawn with planted beds, fully enclosed by hedging. There is also a paved patio area, with access to the dining room, feature stone walling and archway to storage shed area.

GARDEN ROOM

Single pane windows and is stone built with tiled floor.

COUNCIL TAX BAND

The council tax band for this property is E

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLANS

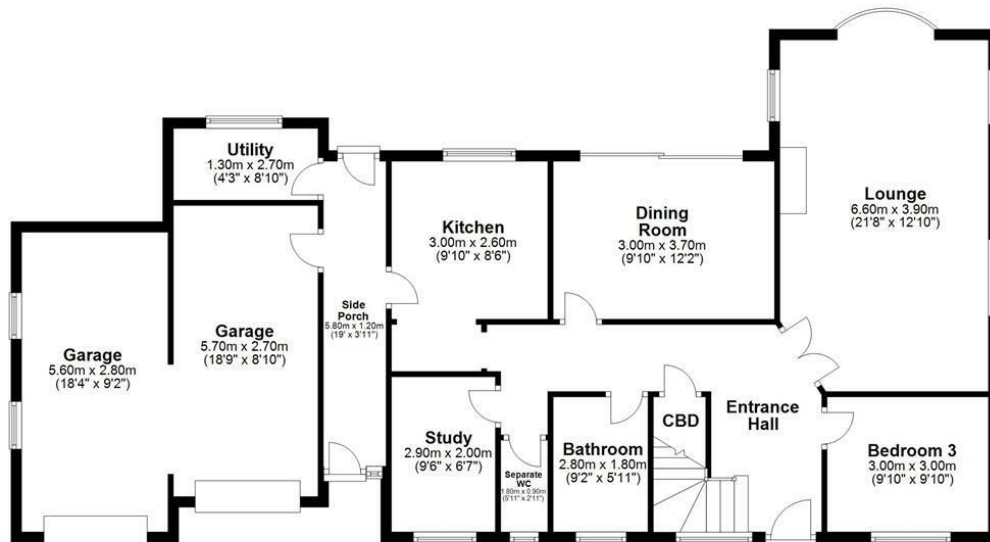
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

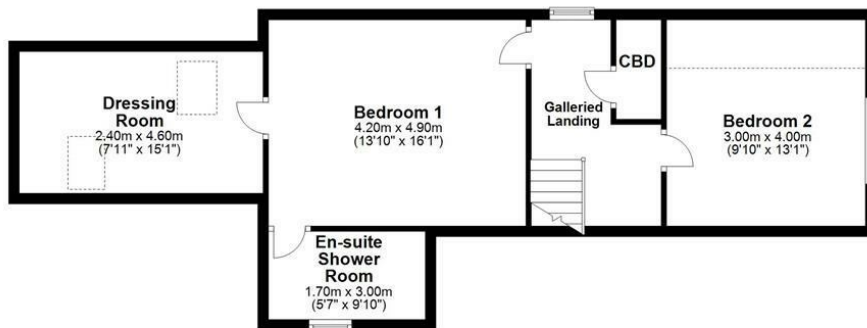
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.



Ground Floor



First Floor



Total area: approx. 197.5 sq. metres (2125.4 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
40	
England & Wales	EU Directive 2002/91/EC

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OTHER INFORMATION

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

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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

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