



Hallmark
FOR SALE
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Woodmoor Cottage, 1 Almshouse Lane
Newmillerdam, Wakefield



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Newmillerdam, Wakefield, WF2 7ST



Situated just a stone's throw away from the picturesque Newmillerdam Country Park, this stunning four/five bedroom link-detached property dating back to the 1780s and being one of the original properties in Newmillerdam, radiates character with its original features and a wealth of inviting living spaces.

This deceptively large family home offers an open plan sun room leading to the main sitting room. A further cosy sitting/dining room with original cast iron range leads to a kitchen/breakfast room and large utility room. The inner hallway leads to a further reception room and a w.c., while the lower level reveals an additional reception room, currently used as a gym however could potentially be used as a fifth bedroom. On the first floor, the landing guides you to four double bedrooms, two of which have en suite shower rooms, with one bedroom featuring a roof terrace that provides far-reaching views of the surrounding countryside. The four-piece house bathroom completes this level. Outside, the property includes a detached garage with driveway parking and tiered side gardens with landscaped lawns and a charming patio seating area.

Nestled in a select semi-rural location with idyllic walks right from the doorstep, and with local amenities such as restaurants, cafes, and pubs within walking distance, this property is perfectly positioned. Additionally, the M1 motorway network is just a short drive away, making it an ideal family home.

Boasting plenty of original features and character, this property would make a superb family home and a viewing is highly recommended.





ACCOMMODATION

SUN ROOM

UPVC entrance door, pitch sloping ceiling with ceiling fan, two timber double glazed velux windows and five double glazed windows with solid stone windowsills. Solid wooden parquet floor, old style radiator, a set of French doors to the landscaped rear garden and archways providing access to the sitting/dining room and living room.

LIVING ROOM

Exposed beams, old style radiator, gas fire on a stone hearth with decorative solid stone surround and door providing access to the sitting/dining room.

SITTING/DINING ROOM

UPVC double glazed windows to the side and front, original cast iron aga with timber surround with built in creole over. Exposed beams, solid Yorkshire stone floor, coving to the ceiling, partial dado rail, old style radiator and feature archway providing access into the kitchen/breakfast room. Staircase with handrail leading to the first floor landing and door to the inner hallway.

KITCHEN/BREAKFAST ROOM

Solid wooden base units with granite work surface over and granite upstanding above, Belfast ceramic sink with chrome swan neck mixer tap, plumbing and drainage for a dishwasher, space for a large American style fridge/freezer, space for a Range cooker with cooker hood over and glass surround. Karndean flooring, old style radiator, door providing access to the utility room and UPVC double glazed window overlooking the front aspect with front entrance door.

UTILITY ROOM

Range of wall and base units with solid wooden worksurface over and ceramic sink with chrome mixer tap, plumbing and drainage for a washing machine, space for a dryer and UPVC double glazed window overlooking the front aspect. Fully tiled floor, partial coving to the ceiling and UPVC double glazed window and door to the rear aspect.

INNER HALLWAY

Archway into the office/reception room, door to the lower ground floor providing access to the gymnasium and door to the downstairs w.c.

W.C.

Low flush w.c., wash basin with chrome mixer tap built into high gloss vanity cupboards, UPVC double glazed frosted window overlooking the rear aspect and fully tiled floor.

OFFICE/RECEPTION ROOM

Laminate flooring, UPVC double glazed window overlooking the rear aspect, Victorian fireplace with decorative tiled interior, cast iron detailing and Yorkshire stone hearth and surround. UPVC double glazed door to the side and door into the storage cupboard with fixed shelving within.

GYMNASIUM

Power, fully Yorkshire stone flagged floor, central heating radiator, inset spotlights and UPVC double glazed frosted window to the front aspect. Feature archway with stone surround providing access to understairs storage.

FIRST FLOOR LANDING

Large landing space with central heating radiator, four loft accesses to four separate loft areas and doors providing access to four bedroom, four piece suite house bathroom and airing cupboard with further loft access.





BEDROOM ONE

Loft access with bi-folding wooden staircase ladder to fully boarded loft with light, UPVC double glazed window overlooking the side elevation, central heating radiator and door providing access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

Three piece suite comprising low flush w.c. with concealed cistern, enclosed shower cubicle with mixer shower and solid stone wash basin with chrome mixer tap. Chrome ladder style radiator, part tiled walls and extractor fan.

BEDROOM TWO

UPVC double glazed windows to the front and side elevation, central heating radiator, UPVC double glazed panelled window and door to the side providing access onto the elevated balcony overlooking the valley views.

BALCONY

Boasting far reaching views to the front of the property of surrounding fields.

BEDROOM THREE

UPVC double glazed window overlooking the side elevation, laminate flooring, central heating radiator and door providing access into the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

Three piece suite comprising low flush w.c., pedestal wash basin with chrome taps and enclosed shower cubicle with electric shower and bi-folding glass doors. Wall mounted shaver socket point.

BEDROOM FOUR

Coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the side elevation.

HOUSE BATHROOM/W.C.

Four piece suite comprising freestanding roll top bath with claw feet, low flush w.c., larger than average shower cubicle with mixer shower and pedestal wash basin with mixer tap. Partially tiled walls, fully tiled floor, inset spotlights, extractor fan and loft access. Chrome ladder style radiator and UPVC double glazed frosted window overlooking the rear elevation.

OUTSIDE

To the front of the property is a cast iron gate providing access onto a Yorkshire stone paved pathway leading to the front door and runs down the side of the sun room to a Yorkshire stone flagged seating area with solid wooden seat surrounded by cast iron railings and beautiful manicured flowers leading out to an attractive lawned rear garden up to the elevated timber patio area, perfect for entertaining and dining purposes with steps leading down to an Indian stone paved patio area. There is an attractive lawn with allotment style beds with low maintenance pebbled edge and paved seating area with privet hedges bordering. The attractive garden flows around to a Yorkshire stone paved pathway to the principal gardens with apple tree, plum tree and pear tree surrounding. There are three outdoor power sockets. To the front there are steps leading down to the front door with planted borders and concrete driveway in front of the single detached garage with electric roller door and power and light within.

COUNCIL TAX BAND

The council tax band for this property is F.

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.

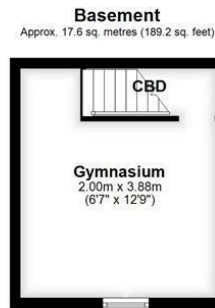
VIEWINGS

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

EPC RATING

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





Total area: approx. 206.4 sq. metres (2221.1 sq. feet)

Energy Efficiency Rating

Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>82</p> <p>64</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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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.

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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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