



**£300,000**

**TENURE : FREEHOLD**

**Almshouse Lane, Newmillerdam, WF2**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**Three bedroom semi-detached home**

**Extended to the side elevation**

**Gas central heating & PVCu double glazing**

**South-easterly facing two-tier rear garden**

**Driveway providing off-road parking**

**Utility room**

**Movenowproperties.com LTD**  
10 Rishworth street, Wakefield, WF1 3BY  
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**Website: <https://movenowproperties.com>**

Movenowproperties are proud to present this generously proportioned and tastefully presented three bedroom semi-detached home, superbly positioned along a historic country lane in the highly sought-after village of Newmillerdam. Just a short walk from the lake and country park, the property offers ideal accommodation for couples or growing families and benefits from gas central heating and UPVC double glazing throughout.

### **Entrance Hall**

Accessed via the side entrance, the welcoming hallway provides access to the main ground floor accommodation and staircase to the first floor.

### **Living Room**

**Measurements: 15'9" x 11'0" (4.80m x 3.35m)**

A comfortable and well-presented reception room featuring fitted carpet and ample natural light, creating a warm and inviting living space ideal for relaxing or entertaining.

### **Kitchen**

**Measurements: 15'9" x 10'10" (4.80m x 3.30m)**

A spacious and comprehensively fitted kitchen featuring granite worktops, integrated appliances and a cooking range. Finished with tiled flooring, the room offers excellent preparation space and plenty of storage.

### **Utility Room**

**Measurements: 11'0" x 7'0" (3.35m x 2.13m)**

Located just off the kitchen, the practical utility area provides additional storage and laundry space, also finished with tiled flooring.

### **First Floor Landing**

Providing access to all bedrooms and the family bathroom.

### **Bedroom One**

**Measurements: 15'9" x 11'0" 4.80m x 3.35m)**

A generously sized double bedroom overlooking the rear garden, finished with fitted carpet.

### **Bedroom Two**

**Measurements: 9'0" x 7'8" (2.74m x 2.34m)**

A further well-proportioned double bedroom, also carpeted and ideal as a main or guest bedroom.

### **Bedroom Three**

**Measurements: 10'4" x 7'0" (3.15m x 2.13m)**

A versatile third bedroom suitable as a nursery, home office or single bedroom.

### **Bathroom**

**Measurements: 7'8" x 6'5" (2.34m x 1.96m)**

A neatly presented three-piece suite comprising bath with shower over, wash basin and WC.

### **Outside**

To the front, the property benefits from driveway parking.

To the rear is a delightful two-tier garden enjoying a south-easterly aspect – ideal for outdoor dining and entertaining.

EPC Rating: D

Please contact us for further details of the full EPC

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Tenure: Freehold  
Council Tax Band C  
Property Type: Semi Detached  
Construction type Brick built  
Heating Type Gas central heating  
Water Supply Mains water supply  
Sewage Mains drainage  
Gas Type Mains Gas  
Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

### **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**

For further information or to arrange a viewing please contact our offices directly.

### **Free valuations**

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

### **Agents Note**

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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**DISCLAIMER:**

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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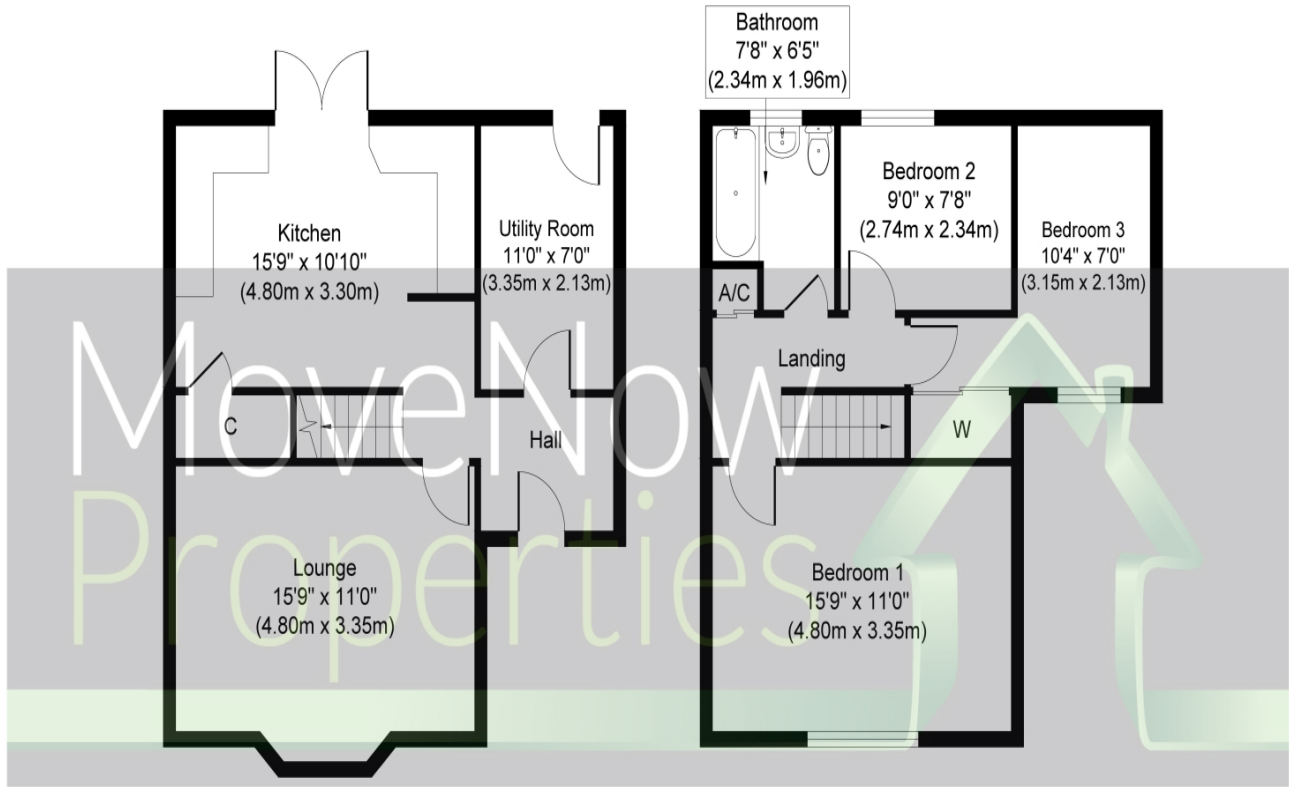
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**Ground Floor**  
**Approximate Floor Area**  
**528 sq. ft**  
**(49.06 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**477 sq. ft**  
**(44.33 sq. m)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 27 Almshouse Lane, Newmillerdam., WF2

