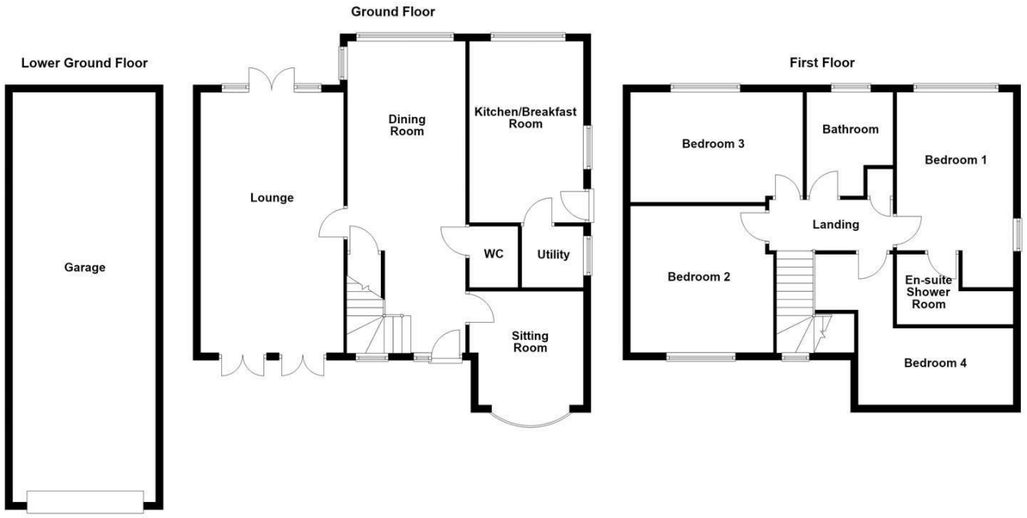
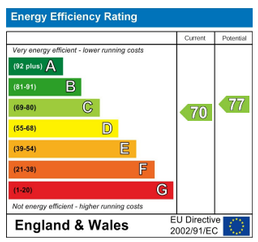


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
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



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

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27 Hill Top Road, Newmillerdam, Wakefield, WF2 6PZ

For Sale Freehold £895,000

Situated in the highly sought after area of Newmillerdam is this generously proportioned four bedroom detached family home, offering excellent potential together with spacious accommodation, ample reception space, off road parking, a substantial tandem-style garage and an attractive tiered rear garden that backs onto open farmland.

The accommodation begins with a generous dining room / entrance hall, with staircase to the first floor and useful understairs storage. Doors lead to the sitting room, lounge, downstairs W.C. and kitchen breakfast room. The lounge enjoys access to both the front and rear of the property, while the kitchen breakfast room also provides side access and leads through to the separate utility room.
To the first floor are four well proportioned bedrooms and the house bathroom, with the principal bedroom benefitting from its own en suite shower room. The landing also provides loft access and useful storage. Externally, the front garden is arranged over tiers with paved steps leading to the entrance, a balcony-style patio area with iron railings and established planting throughout. A block paved driveway provides off road parking and leads to the substantial lower ground floor integral garage. The rear garden is also arranged over tiers and incorporates lawned areas, paved seating spaces and mature planting, creating an attractive setting for outdoor dining and entertaining.

Newmillerdam is a highly regarded location, well placed for local shops and schools, with a broader range of amenities available in Wakefield city centre. Wakefield benefits from two railway stations providing connections to major cities, while Sandal and Agbrigg railway station is also within easy reach. The M1 motorway network is readily accessible for those travelling further afield, while Newmillerdam itself is renowned for its scenic walks and attractive surroundings, with Sandal Castle and Pugneys Country Park also nearby. The southern half of Hill Top Road runs parallel to Newmillerdam lake with houses on one side and the Country Park on the other. The house offers views over the Country Park with easy access to the amenities at the northern end of the lake, the park and Boathouse.

Offered for sale with no chain, only a full internal inspection will truly reveal everything this spacious home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

DINING ROOM/ENTRANCE HALL
27'4" x 10'5" [8.35m x 3.20m]
Timber framed front entrance door with frosted glazed panel leading into the dining room / entrance hall. Frosted UPVC double glazed window overlooking the front elevation, further UPVC double glazed windows overlooking the rear and side elevations, two central heating radiators and coving to the ceiling. Staircase providing access to the first floor landing with useful understairs storage. Doors provide access to the kitchen breakfast room, lounge, sitting room and downstairs W.C.



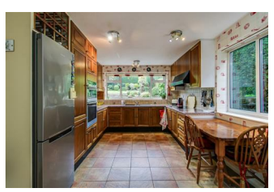
DOWNSTAIRS W.C.
5'5" x 4'5" [1.67m x 1.35m]
Fitted with a concealed cistern low flush W.C. and ceramic wash basin set within vanity storage with mixer tap, stone effect work surface and tiled splashback. Chrome ladder style heated towel radiator and extractor fan.

SITTING ROOM
12'1" x 10'2" [3.70m x 3.10m]
UPVC double glazed bow window overlooking the front elevation and central heating radiator.

LOUNGE
22'11" x 12'6" [7.00m x 3.83m]
Enjoying a dual aspect with two sets of timber framed glazed French doors opening to the front and a further set of timber framed glazed French doors opening to the rear. Two central heating radiators and coving to the ceiling. Feature decorative fireplace with tiled and stone hearth and surround.



KITCHEN BREAKFAST ROOM
15'10" x 10'0" [4.85m x 3.06m]
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a one and a half bowl composite sink and drainer with mixer tap and tiled splashbacks. Four ring ceramic hob with extractor hood above, integrated double oven and a fridge freezer. UPVC double glazed windows overlooking the rear and side elevations, frosted UPVC double glazed side entrance door and central heating radiator. Door providing access into the utility room.





UTILITY ROOM
5'5" x 5'3" [1.67m x 1.62m]
Fitted wall units, space and plumbing for a washing machine and dishwasher. Frosted UPVC double glazed window overlooking the side elevation. The Worcester combination boiler is also housed within the utility room.

FIRST FLOOR LANDING
11'1" x 4'3" [3.40m x 1.30m]
UPVC double glazed window overlooking the front elevation, loft access and useful storage cupboard. Doors provide access to four bedrooms and the house bathroom.

BEDROOM ONE
17'1" x 13'6" [5.22 x 4.12]
UPVC double glazed windows overlooking the front and side elevations, central heating radiator and coving to the ceiling. Fitted wardrobes and a fitted bed surround with storage units. Door providing access into the en suite shower room



EN SUITE SHOWER ROOM
8'0" x 6'2" [2.45 x 1.90]
Fitted with a low flush W.C., wash basin set within vanity storage with mixer tap and stone effect work surface, and shower enclosure with mains fed overhead shower, separate handheld shower attachment and glazed screen.
Part tiled walls, ladder style heated towel radiator and extractor fan.



BEDROOM TWO
12'10" x 12'7" [3.92m x 3.85m]
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling. Fitted wardrobes, fitted storage units and fitted bed surround with additional storage.



BEDROOM THREE
15'3" x 9'8" [4.67m x 2.97m]
UPVC double glazed window overlooking the rear elevation and central heating radiator. Fitted wardrobes, fitted vanity unit and fitted bed surround with storage.



BEDROOM FOUR
13'11" x 9'3" [4.26m x 2.82m]
UPVC double glazed window overlooking the front elevation and central heating radiator. Fitted storage units and fitted wardrobes and access to under eaves storage

HOUSE BATHROOM
8'10" x 7'8" [2.70 x 2.35]
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a concealed cistern W.C., wash basin set within vanity storage with walnut effect work surface, panelled bath with mixer tap and shower attachment, and separate shower enclosure with mains fed shower and glazed screen. Chrome ladder style heated towel radiator, partial tiling and extractor fan.

INTEGRAL GARAGE
36'1" x 12'3" [11.00m x 3.75m]
Positioned on the lower ground floor and providing generous tandem-style parking. Manual up and over door, power and lighting, together with the water, gas and electric meters.

OUTSIDE
To the front is a tiered garden with paved steps leading up to the entrance door. A paved patio area with iron railings creates a balcony-style seating space overlooking the front. The remainder of the garden is attractively planted with mature trees, shrubs and flowers, together with stone walling. A block paved driveway provides off road parking and leads to the lower ground floor integral garage. To the rear is a tiered garden incorporating lawned areas and paved patio spaces, ideal for outdoor dining and entertaining.
The garden features mature trees, shrubs and flowers throughout together with attractive stone walling, that opens onto farmland. The garden is enclosed by a combination of stone walling and hedging, making it suitable for both children and pets.



