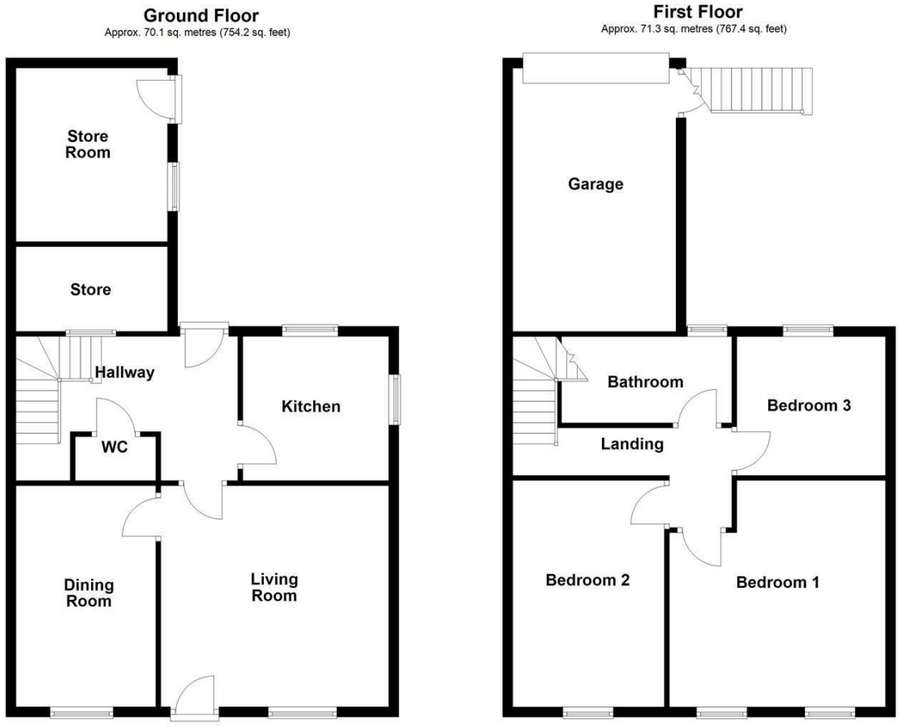


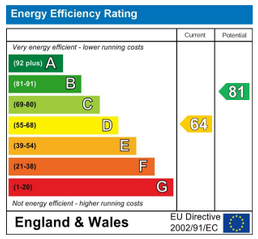

Total area: approx. 141.4 sq. metres (1521.6 sq. feet)

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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 655 Barnsley Road, Newmillerdam, Wakefield, WF2 6QG

## For Sale Freehold £360,000

Situated within the most enviable locations in the heart of Newmillerdam, with a high specification throughout and offering extensive and substantial accommodation is this three bedroom link detached impressive stone built home.

Benefiting double glazing and gas central heating, the extensive accommodation comprises a welcoming living room with front facing sash window and access through to a separate dining room, both finished with laminate flooring and offering comfortable reception space. The property also benefits from a modern kitchen fitted with a range of wall and base units, solid wood work surfaces, integrated appliances, and dual aspect windows allowing for plenty of natural light. A contemporary ground floor WC and a spacious hallway with rear garden access complete the ground floor accommodation. To the first floor, there are three well proportioned bedrooms, including a generous principal bedroom with dual windows, alongside a stylish house bathroom fitted with a modern three piece suite and quality finishes throughout. Externally, the property offers permit parking to the front and an enclosed, low maintenance paved rear garden with access to a detached garage. A useful additional store room with power and lighting is also accessible from the garden, enhancing the practicality of this home.

Newmillerdam is know for its nature walks and offers a range of restaurants and eateries yet within easy reach of good schools and has great access to the M1 motorway network , ideal for the commuter wishing to travel further afield.

Simply a stunning family home which truly deserves a full internal and external appraisal to fully reveal of accommodation on offer and to avoid disappointment.



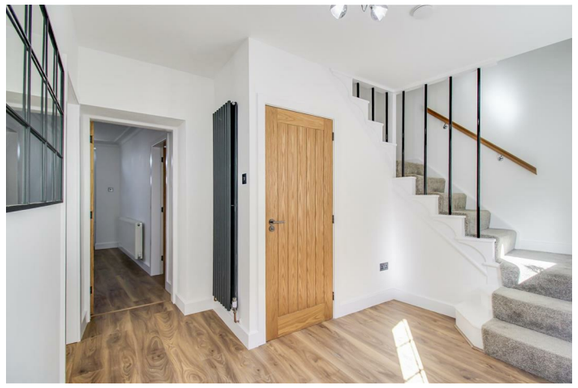
## ACCOMMODATION

### LIVING ROOM
13'6" x 14'11" (4.13m x 4.55m)
A composite front entrance door leads into the living room. The living room features laminate flooring, coving to the ceiling, and a UPVC sash window overlooking the front aspect. Two solid wooden doors provide access into the hallway and the dining room.



### DINING ROOM
8'8" x 13'3" (2.66m x 4.06m)
The dining room benefits from laminate flooring, a UPVC double glazed sash window overlooking the front aspect, and a central heating radiator.

### HALLWAY
13'3" x 9'1" (max) x 6'1" (min) (4.04m x 2.79m (max) x 1.86m (min))
The hallway includes a UPVC double glazed window overlooking the rear aspect and a UPVC double glazed door leading out to the rear garden. There is a contemporary dark grey vertical wall mounted radiator and a staircase with a solid oak handrail leading to the first floor landing. Two solid wooden doors provide access to the downstairs WC and kitchen, with laminate flooring throughout.



### DOWNSTAIRS W.C.
5'8" x 4'0" (max) x 2'7" (min) (1.74m x 1.24m (max) x 0.79m (min))
The WC comprises a low flush WC with concealed cistern, a wash basin with black mixer tap, laminate splashback, and vanity drawers below with black handles. Additional features include laminate flooring and inset spotlights to the ceiling.

### KITCHEN
9'4" x 9'6" (2.85m x 2.92m )
The kitchen offers a range of wall and base units with solid wooden work surfaces and matching upstands. There is a Belfast ceramic sink with brass swan neck mixer tap, an integrated oven and grill with four ceramic hobs, black glass splashback, and a curved glass extractor above. Integrated appliances include a fridge with separate 50/50 freezer and a washing machine, alongside a cupboard housing the combi condensing boiler. Two UPVC double glazed windows overlook the side and rear aspects. The room also features inset spotlights, a contemporary dark grey vertical radiator, and laminate flooring.

### FIRST FLOOR LANDING
The landing provides loft access and doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE
15'1" x 13'8" (max) x 10'9" (min) (4.60m x 4.19m (max) x 3.29m (min))
A spacious principal bedroom with two UPVC double glazed sash windows overlooking the front elevation and two central heating radiators.



### BEDROOM TWO
8'10" x 13'6" (2.70m x 4.13m)
This bedroom includes a UPVC double glazed sash window to the front elevation and a central heating radiator.



### BEDROOM THREE
9'6" x 9'10" (2.92m x 3.0m)
A well proportioned third bedroom with a UPVC double glazed window overlooking the rear elevation and a central heating radiator.

### BATHROOM
5'9" x 9'3" (1.77m x 2.83m)
The bathroom comprises a modern three piece suite including a panelled bath with black mixer tap and overhead rainfall shower with additional handheld attachment, complemented by a glass shower screen. There is a low flush WC with concealed cistern and a wash basin with black mixer tap, laminate splashback, and vanity drawers below with black handles. Further features include a black ladder style wall mounted radiator, partially tiled walls, a fully tiled porcelain floor, and inset spotlights.



### OUTSIDE
To the front of the property, there is permit parking and Yorkshire stone paved steps leading to the entrance, with a pathway running down the right hand side through a timber gate into the enclosed rear garden. A shared Yorkshire stone pathway leads to Hill Top Road, where there is a single detached garage with an electric up-and-over door and a UPVC double glazed side entrance door. Timber steps lead down from the side access into a low-maintenance paved rear garden, enclosed by solid stone walls. There is an external light mounted to the garage and a composite door leading into a store room.



### STORE ROOM
10'0" x 10'7" (3.05m x 3.25m)
The store room has a double glazed window to the side aspect and benefits from power and lighting.

### COUNCIL TAX BAND
The council tax band for this property is C.

### 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.

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

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