

property details **approval form**

5 Patch Wood Court, Newmillerdam, Wakefield, West Yorkshire, England, WF2 6TX

Date: 15 September 2026

Property Ref and Version: WAK128497 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|--------------------|
| 1. Price | 5. Property Images |
| 2. Key Features | 6. Floor Plan |
| 3. Short Description | |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

T 01924 381381 **E** Wakefield@williamhbrown.co.uk

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>> **price**

£825,000

Tenure: Freehold

>> **key features**

- > Situated adjacent to beautiful woodland and close to Newmillerdam Country Park
- > Double garage and driveway providing ample off-road parking
- > Generous and versatile living accommodation throughout
- > Peaceful setting with picturesque countryside walks on the doorstep
- > Excellent commuter links to Wakefield, Leeds, Barnsley and the motorway network
- > Close to highly regarded local schools, cafés, restaurants and village amenities
- > EPC Rating: B

>> **short description**

5 Patchwood Court, Newmillerdam, Wakefield, WF2 6TX

Executive Family Residence with Three En-Suite Bedrooms & Detached Garden Room

>> **long description**

Occupying a prestigious position within the highly regarded village of Newmillerdam, this exceptional executive residence offers beautifully presented accommodation extending over three floors, combining contemporary styling with versatile family living. Featuring three en-suite bedrooms, elegant reception space and a superb, detached garden room, the property provides an enviable lifestyle opportunity within one of Wakefield's most sought-after locations. A welcoming reception hallway sets the tone for the quality found throughout the home, leading to a spacious living room enhanced by attractive décor and generous natural light. The impressive open-plan dining kitchen forms the heart of the property, thoughtfully designed with a comprehensive range of quality units, integrated appliances and ample space for both family dining and entertaining. To the upper floors are four well-proportioned bedrooms, with the principal suite benefiting from fitted wardrobes and a luxurious en-suite shower room. Two further bedrooms also enjoy the convenience of private en-suite facilities, making the property ideal for growing families, guests or multi-generational living. A stylish family bathroom serves the remaining accommodation.

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>> room description

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

15' 7" max x 10' 5" max (4.75m max x 3.17m max)

Kitchen

13' 6" max x 14' 1" max (4.11m max x 4.29m max)

Utility Room

6' 6" max x 6' 1" max (1.98m max x 1.85m max)

Orangery

12' max x 11' 1" max (3.66m max x 3.38m max)

Living Room

18' 6" max x 11' 9" max (5.64m max x 3.58m max)

Dining Room

13' 5" max x 11' 1" max (4.09m max x 3.38m max)

Principle Bedroom

15' 1" max x 11' 9" max (4.60m max x 3.58m max)

Bedroom 2

15' 3" max x 11' 9" max (4.65m max x 3.58m max)

Bedroom 3

9' 1" max x 11' 11" max (2.77m max x 3.63m max)

Bedroom 4

10' max x 10' 6" max (3.05m max x 3.20m max)

Bedroom 5

10' 7" max x 10' 5" max (3.23m max x 3.17m max)

Bedroom 6

9' 6" max x 7' 11" max (2.90m max x 2.41m max)

Garage

17' 1" max x 15' 8" max (5.21m max x 4.78m max)

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>> **property images**



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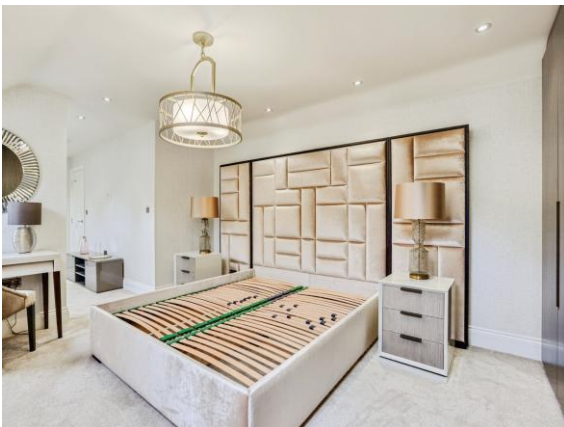
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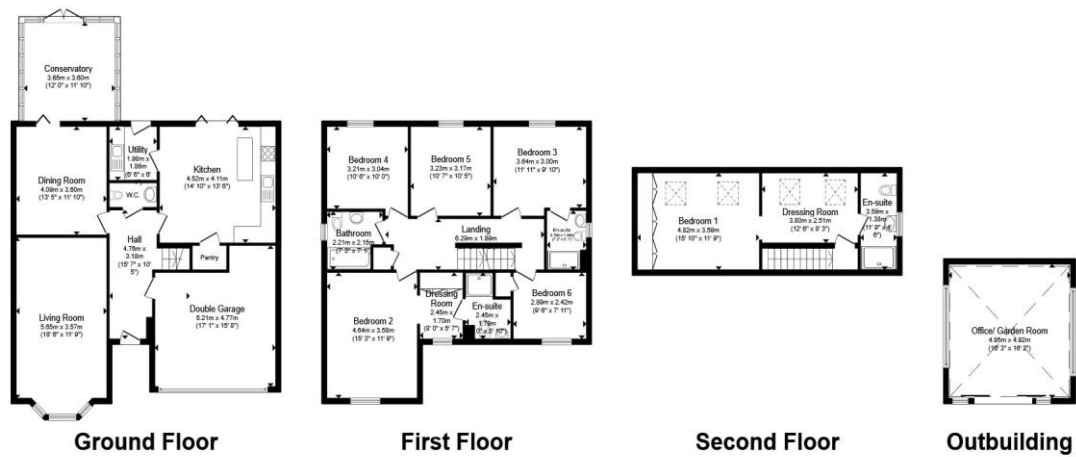
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>> floor plan



Total floor area 236.6 m² (2,546 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature Date

Dominique Hammond		
Mr E. Pan		