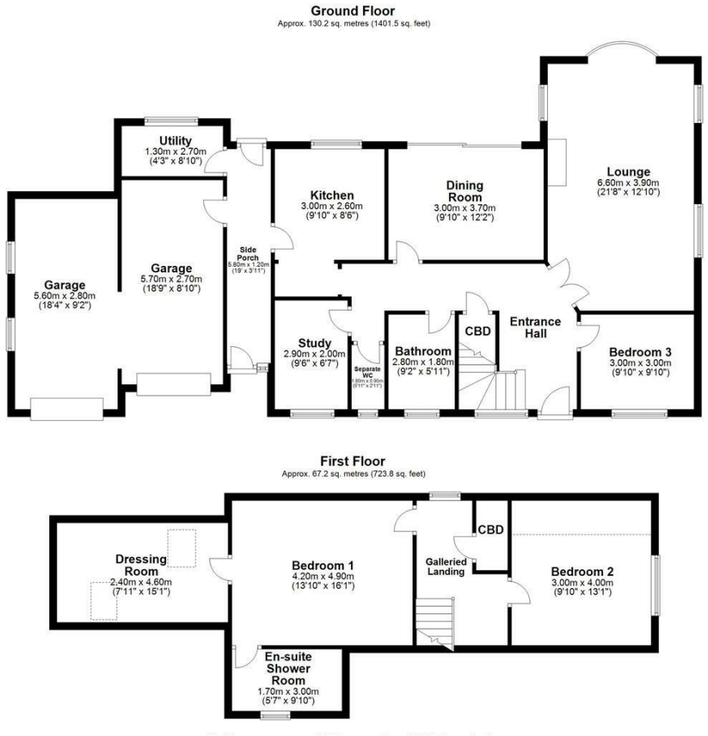


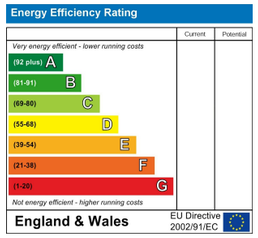

Total area: approx. 197.5 sq. metres (2125.4 sq. feet)

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.

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# 79 Almshouse Lane, Newmillerdam, Wakefield, WF2 7ST

## For Sale Freehold £599,999

A superb three bedroom detached dormer bungalow occupying a private cul-de-sac position in the sought after area of Newmillerdam, featuring well-proportioned and flexible accommodation throughout, double garage with off road parking and attractive private gardens. A fantastic opportunity for buyers looking to settle in this select semi-rural location, with idyllic walks straight from the property.

The ground floor accommodation briefly comprises entrance hall, large lounge, dining room, kitchen, study, bathroom, separate w.c., bedroom three and understairs storage. The dining room provides access to the south facing patio and main garden area. Through the kitchen leads to the side porch with access to the utility, double garage and front and rear of the property. The first floor comprises the main bedroom with dressing room and en suite shower room/w.c., a second bedroom and further storage cupboards.

The property is accessed via a private road, with off road parking for two vehicles and double garage with manual up and over doors. From the driveway a door provides access to the side porch and wooden gate leads to a garden area with paved path to the entrance door. Wrapping around the side of the property are further gardens, mainly laid to lawn with planted borders, stone summerhouse and patio. To the south aspect is a large lawned garden with planted borders and further stone paved patio, ideal for outdoor dining and entertaining. An additional area with garden sheds and storage.



## ACCOMMODATION

### SIDE PORCH
18'11" x 3'9" (5.78m x 1.16m)
Timber framed frosted single pane entrance door. Quarry tile floor with doors to the kitchen, utility and garage, entrance door to the main garden area.

### UTILITY
9'1" x 4'4" (2.77m x 1.34m)
UPVC double glazed window looking out onto the main garden area, central heating radiator, tiled splash back, newly installed Worcester Bosch central heating boiler (with approximately an 11 year old guarantee).

### GARAGE ONE
9'0" x 18'8" (2.76m x 5.7m)
Opening to the second garage. Manual up and over door, power and light.

### GARAGE TWO
18'5" x 9'1" (5.63m x 2.77m)
Two single pane windows to the side, access to the loft, manual up and over door. Power and light. Workbench and shelving.

### KITCHEN
8'7" x 13'3" max x 9'9" min (2.63m x 4.04m max x 2.98m min)
UPVC double glazed window to the main garden/patio area, opening into the further hallway, central heating radiator, a range of wall and base units with laminate work surface over, composite sink and drainer with mixer tap, tiled splashback, four ring ceramic hob with extractor hood over, integrated double oven, integrated fridge freezer.



### FURTHER HALLWAY
Coving to the ceiling, doors leading to the study, dining room, lounge, bedroom three, bathroom, separate w.c. and understairs storage cupboard. Stairs providing access to the first floor landing. Entrance door, frosted UPVC double glazed window, central heating radiator.

### STUDY
6'5" x 9'6" (1.97m x 2.92m)
Coving to the ceiling, central heating radiator, UPVC double glazed window.

### DINING ROOM
9'8" x 12'1" (2.97m x 3.7m)
UPVC double glazed sliding doors leading to the main garden and patio area, coving to the ceiling, central heating radiator, ceiling rose.

### LIVING ROOM
21'7" x 12'10" max x 11'5" min (6.58m x 3.92m max x 3.49m min)
Two central heating radiators, four UPVC double glazed windows (one being a bow window) looking out onto the gardens, coving to the ceiling, open fireplace with tiled hearth, exposed stone surround and wooden mantle.



### BEDROOM THREE
9'10" x 9'11" (3.02m x 3.04m)
Coving to the ceiling, UPVC double glazed window, central heating radiator.



### BATHROOM
5'10" x 8'3" (1.79m x 2.52m)
Frosted UPVC double glazed window, central heating radiator, pedestal wash basin and enamel bath painted Italian tile.

### SEPARATE W.C.
5'9" x 2'11" (1.76m x 0.89m)
Frosted UPVC double glazed window, low flush w.c., part tiled.

### FIRST FLOOR GALLERIED LANDING
Spacious landing with central heating radiator, UPVC double glazed window, loft access, doors leading to bedrooms and storage cupboard.

### MAIN BEDROOM
13'10" x 16'1" (4.24m x 4.91m)
UPVC double glazed window overlooking south facing garden, central heating radiator, access to the storage eaves, door to the dressing room, door to the en-suite shower room/w.c.



### DRESSING ROOM
15'2" x 7'9" average (4.63m x 2.38m average)
Two Velux skylights, central heating radiator.

### EN SUITE SHOWER ROOM/W.C.
5'6" x 9'8" (1.68m x 2.95m)
Frosted UPVC double glazed window, chrome ladder central heating radiator, low flush w.c. with concealed cistern, ceramic wash basin built into the worktop with storage below and mixer tap. Shower cubicle with overhead shower and shower attachment with shower screen. Fully tiled.



### BEDROOM TWO
9'10" x 13'2" (3m x 4.03m)
Central heating radiator, UPVC double glazed window to the side, access into the storage eaves, fitted storage.

### OUTSIDE
Access to the property is via a private road with tarmac driveway providing off road parking for two vehicles and leading to the two garages with manual up and over doors. Stone paved pathway to the side porch with a further pathway, via a timber gate, to the entrance door. Here the garden is mainly laid to lawn with planted borders, dry stone wall and hedging. Access to the garden room and stone paved patio area. Wrapping around the side of the property is a further lawned area with planted borders. Stone paved pathway leads to the main south-facing garden which is laid to lawn with planted beds, enclosed by hedging. There is also a stone paved patio area, with access to the dining room, feature stone walling and archway to storage shed area.



### GARDEN ROOM
8'5" x 10'4" (2.59m x 3.15m)
Single pane windows and is stone built with tiled floor.



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

### 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.