WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
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26 Almshouse Lane, Newmillerdam, Wakefield, WF2 7ST

For Sale Freehold £250,000

Situated in the highly sought after Newmillerdam area of Wakefield is this charming two bedroom stone built mid terrace cottage. Offering well proportioned accommodation throughout, the property benefits from two good sized bedrooms, generous living space and an attractive enclosed frontage, making it an ideal purchase for first time buyers, professional couples or investors alike.

The accommodation briefly comprises a fitted kitchen with access to useful understairs storage and a further lower level storage area, together with a door leading through to the living room. To the first floor, the landing provides access to the loft space, two well proportioned bedrooms and the house bathroom, with the principal bedroom also benefitting from en suite shower facilities. Externally, the front of the property enjoys a pleasant enclosed garden area with mature shrubs and planting, together with a concrete patio providing an ideal space for outdoor dining and relaxation. The garden is enclosed by a combination of stone walling, timber fencing and mature hedging, with gated access leading to the entrance door.

Newmillerdam is one of Wakefield's most picturesque and desirable locations, popular with a wide range of buyers due to its attractive setting and excellent local amenities. Shops, schools and well regarded public houses are all within easy reach, whilst Wakefield city centre offers a broader range of shopping, leisure and transport facilities. Sandal & Agbrigg railway station is also nearby, with further mainline services available from Wakefield to Leeds, Manchester and London. The M1 motorway network is only a short drive away, making the property particularly convenient for commuters. The area is also ideally placed for enjoying some of Wakefield's best known beauty spots, including Newmillerdam Country Park, Sandal Castle and Pugneys Country Park.

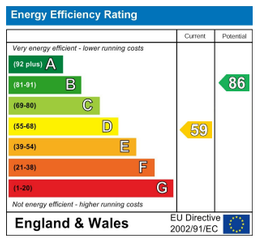
Offered to the market with no onward chain, an early viewing is highly recommended to fully appreciate the charm, setting and potential this attractive cottage has to offer.

Ground Floor



First Floor





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.



ACCOMMODATION

KITCHEN

Frosted UPVC double glazed front entrance door leading into the kitchen, with UPVC double glazed window to the front. Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Space and plumbing for a range style cooker, space for an under counter fridge/freezer and space and plumbing for a washing machine. The combination boiler is also housed within the kitchen. Staircase providing access to the first floor landing and understairs storage cupboard. Central heating radiator, spotlights to the ceiling and access to the living room.



LIVING ROOM

13'10" x 12'7" (4.22m x 3.84m)

Two UPVC double glazed windows providing a dual aspect to the front and rear, central heating radiator and feature gas fire set on a tiled hearth with tiled surround and wooden mantle. Useful alcove storage with fitted cupboard.



FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the rear, additional timber framed single glazed window to the rear and doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE

10'7" x 12'10" (3.25m x 3.92m)

UPVC double glazed window to the front, spotlights to the ceiling, central heating radiator and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

3'6" x 4'0" (1.07m x 1.24m)

Frosted UPVC double glazed window to the front and shower cubicle with electric shower, shower attachment and glazed shower screen. Fully tiled walls.



BEDROOM TWO

10'9" x 13'0" (3.30m x 3.98m)

UPVC double glazed window to the front, central heating radiator and useful overstairs storage cupboard.



BATHROOM/W.C.

6'7" x 9'6" (2.03m x 2.92m)

Frosted UPVC double glazed window to the rear, spotlights to the ceiling and central heating radiator. Fitted with a low flush W.C., pedestal wash basin and panelled bath with water jets. Fully tiled walls.



OUTSIDE

To the front of the property is an attractive garden incorporating mature trees, shrubs and flowers, together with a concrete patio area ideal for outdoor dining and entertaining. The garden is enclosed by mature hedging and timber fencing, with a pathway leading to the front entrance.



PLEASE NOTE

We understand that part of the first floor accommodation, believed to include the bathroom, may form part of a flying freehold. This should be verified by the purchaser's legal representative during the conveyancing process.

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.

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.