



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Hill Top, Newmillerdam, Wakefield, WF2 6QB

Offers Over £750,000

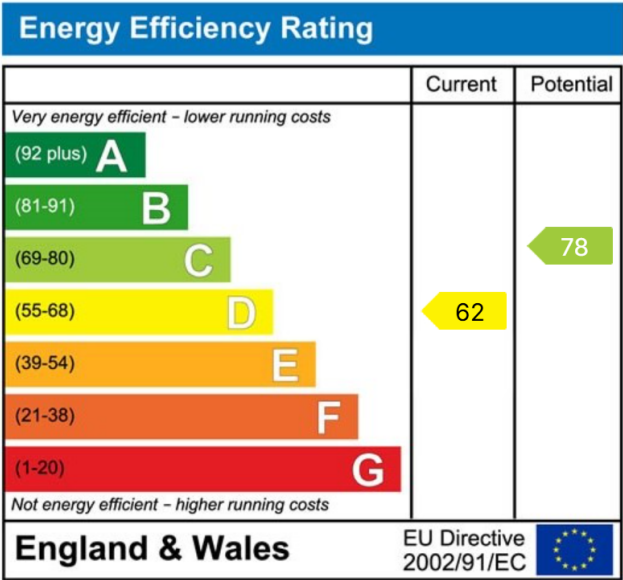
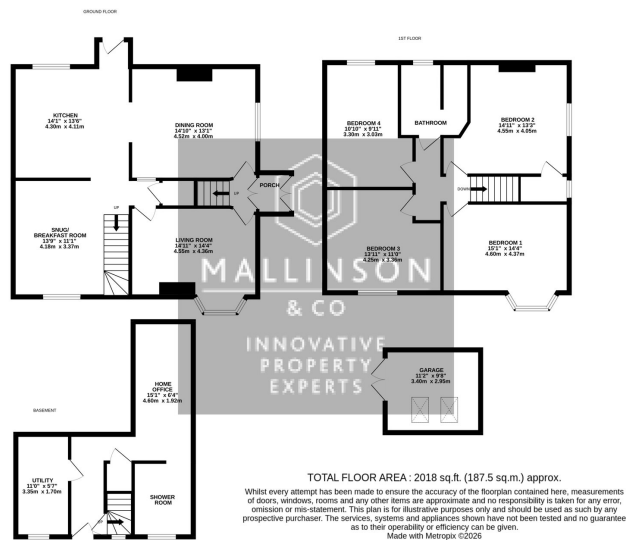
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- FOUR-BEDROOM STONE-BUILT LINK-DETACHED
- ARRANGED OVER THREE FLOORS
- 3 FIRST FLOOR RECEPTION ROOMS & FARMHOUSE KITCHEN
- GENEROUS PLOT WITH SOUTH FACING GARDEN
- APPROVED PLANNING PERMISSION FOR GARDEN ROOM
- BEAUTIFUL PERIOD CHARACTER THROUGHOUT
- LOWER-GROUND-FLOOR HOME OFFICE AND SHOWER ROOM
- DETACHED STONE-BUILT GARAGE & LARGE DRIVEWAY
- STUNNING VIEWS ACROSS NEWMILLERDAM PARK & LAKE
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS



EARLY VIEWING IS HIGHLY RECOMMENDED!OCCUPYING AN ENVIABLE POSITION WITHIN THE HIGHLY SOUGHT-AFTER SETTING OF NEWMILLERDAM IS THIS CHARMING FOUR-BEDROOM STONE-BUILT LINK-DETACHED HOME OFFERING AN EXCEPTIONAL COMBINATION OF PERIOD CHARACTER, CONTEMPORARY TOUCHES AND GENEROUS ACCOMMODATION SET OVER THREE FLOOR WITH TRULY STUNNING VIEWS ACROSS NEWMILLERDAM COUNTRY PARK AND THE LAKE. THE PROPERTY FEATURES THREE RECEPTION ROOMS, KITCHEN, UTILIY, TWO BATHROOMS, GENEROUS ENCLOSED GARDENS, A DETACHED GARAGE AND LARGE DRIVEWAY. THERE IS ALSO APPROVED PLANNING PERMISSION FOR A GARDEN ROOM WITH ROOFTOP TERRACE, PROVIDING AN EXCITING OPPORTUNITY TO FURTHER ENHANCE THIS ALREADY IMPRESSIVE HOME. EXCELLENT ACCESS IS PROVIDED TO LOCAL AMENITIES, SCHOOLS, LEISURE LINKS. I SPACE, AVAILA



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