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

27 Hill Road, Newmillerdam, Wakefield, WF2 6QD

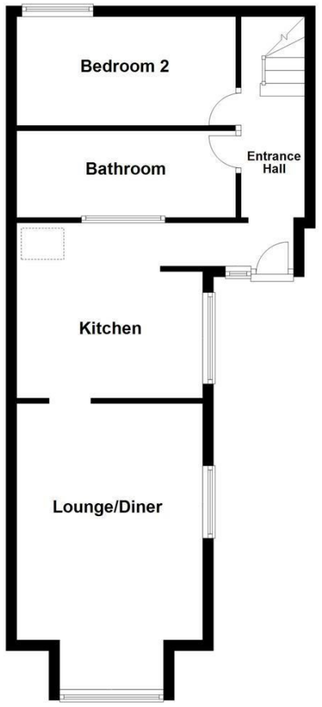
For Sale Freehold £425,000

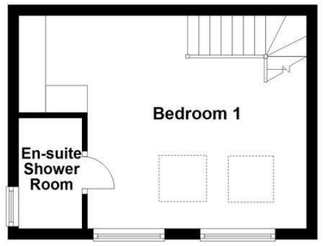
Situated on Hill Road in the idyllic and highly sought after Newmillerdam area is this beautifully presented two bedroom stone built cottage. Combining character and charm with stylish contemporary finishes, this unique home offers well proportioned accommodation throughout, featuring two generous bedrooms, a modern fitted kitchen, cosy reception space and a delightful low maintenance courtyard garden overlooking Newmillerdam, making it a truly special opportunity.

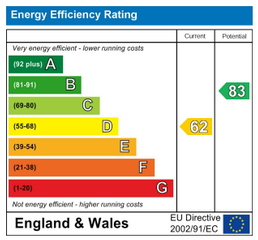
The accommodation briefly comprises an entrance hall accessed via a timber stable door, showcasing exposed stonework and character features throughout. The entrance hall provides access to the bathroom, second bedroom and staircase leading to the first floor, whilst opening through to the contemporary kitchen. The kitchen is fitted with a range of handmade solid wood units complemented by quartz work surfaces, an inset copper sink and quality fixtures and fittings. An opening leads through to the lounge diner, where a multi fuel burning stove and decorative panelling create a warm and inviting living space. To the first floor, the principal bedroom enjoys vaulted ceilings with exposed beams, fitted wardrobes, partial loft access and its own en suite shower room, enhancing both the character and practicality of the accommodation. Externally, the property benefits from an attractive stone paved courtyard garden incorporating a sunken decked seating area, ideal for outdoor dining and entertaining. The garden is complemented by mature shrubs and flowering plants and is enclosed by a combination of stone walling, iron railings and a timber gate.

Newmillerdam is one of Wakefield's most desirable locations, renowned for its picturesque lake, woodland walks and charming village atmosphere. A range of local amenities, well regarded public houses, restaurants and schools can be found nearby, whilst a wider selection of facilities are available within Wakefield city centre. Excellent transport links include regular bus services, two mainline railway stations in Wakefield providing connections to Leeds, Manchester and London, and convenient access to the M1 motorway network. Other nearby attractions include Sandal Castle, Pugneys Country Park and a wealth of scenic countryside walks.

Only a full internal inspection will truly appreciate the charm, quality and lifestyle opportunity this exceptional cottage has to offer. An early viewing is highly recommended to avoid disappointment.







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

ENTRANCE HALL
16'8" x 3'11" (5.10m x 1.20m)
Timber framed double glazed stable entrance door leading into the entrance hall. Featuring exposed stonework, decorative wall panelling, recessed ceiling spotlights and doors providing access to bedroom two and the bathroom, with an opening through to the kitchen. Stairs lead to the first floor principal bedroom.

KITCHEN
11'1" x 11'3" (3.38m x 3.45m)
Fitted with a range of handmade solid wood units with quartz work surfaces incorporating an inset copper sink with brass devol mixer tap, bottle cleaner and integrated drainboard. Electric aga, integrated undercounter fridge and washing machine, with the combination boiler housed within the kitchen. Exposed beams, exposed stone feature wall, decorative splashback panelling, copper style column radiator, Velux roof light and timber framed double glazed window to the side. Opening through to the lounge diner and decorative glazed internal window looking into the bathroom.

LOUNGE/DINER
17'6" x 11'4" (5.35m x 3.46m)
A characterful reception space with exposed ceiling beams, decorative wall panelling, multi-fuel burning stove set within a stone fireplace and hearth, central heating radiator, timber framed double glazed window to the side and UPVC double glazed window to the front.

BATHROOM/W.C.
5'2" x 13'3" (1.60m x 4.05m)
Appointed with a high flush pull-chain W.C. by Catchpole & Rye, vanity unit with quartz work surface incorporating an inset ceramic wash basin and mixer tap with storage beneath, and a stunning fired earth roll top bath with Lefroy brooks mixer tap and shower attachment. Exposed beams, decorative wall panelling, recessed ceiling spotlights, extractor fan and central heating radiator.

BEDROOM TWO
13'1" x 6'5" (4.00m x 1.96m)
Timber framed frosted window to the rear, exposed beams, decorative wall panelling, fitted storage cupboard and column style central heating radiator.

FIRST FLOOR PRINCIPAL BEDROOM
12'11" x 17'8" (3.96m x 5.40m)
A superb character bedroom with a partially vaulted ceiling, exposed beams, recessed ceiling spotlights, two Velux roof windows and two timber framed double glazed windows to the front enjoying far reaching views towards Newmillerdam. Benefiting from two column style radiators, fitted wardrobes, partial loft access and a door leading through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'8" x 4'3" (2.05m x 1.30m)
Comprising low flush W.C., wash basin set within a storage unit with mixer tap and storage below, shaver point and shower cubicle with mains fed shower and glazed screen. Timber framed double glazed window to the side, chrome ladder style radiator, extractor fan, recessed ceiling spotlights and partial tiling.

OUTSIDE
The property enjoys a delightful garden area positioned to the front, taking full advantage of the far reaching views towards Newmillerdam. The garden incorporates stone paved patio seating areas, including a slightly lowered decked seating area ideal for outdoor dining and entertaining. There are attractive planted and pebble beds with mature trees and shrubs throughout, enclosed by stone walls and iron railings with a timber gate providing access. There is residents accessed permit parking on the private road.

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.