



£310,000

TENURE : FREEHOLD

Almshouse Lane, Newmillerdam, WF2

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Three bedroom semi-detached home

Extended to the side elevation

Gas central heating & PVCu double glazing

South-easterly facing two-tier rear garden

Driveway providing off-road parking

Utility room

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

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Properties**

Website: <https://movenowproperties.com>

Movenowproperties are proud to present this generously proportioned and tastefully presented three bedroom semi-detached home, superbly positioned along a historic country lane in the highly sought-after village of Newmillerdam. Just a short walk from the lake and country park, the property offers ideal accommodation for couples or growing families and benefits from gas central heating and UPVC double glazing throughout.

Entrance Hall

Accessed via the side entrance, the welcoming hallway provides access to the main ground floor accommodation and staircase to the first floor.

Living Room

Measurements: 15'9" x 11'0" (4.80m x 3.35m)

A comfortable and well-presented reception room featuring fitted carpet and ample natural light, creating a warm and inviting living space ideal for relaxing or entertaining.

Kitchen

Measurements: 15'9" x 10'10" (4.80m x 3.30m)

A spacious and comprehensively fitted kitchen featuring granite worktops, integrated appliances and a cooking range. Finished with tiled flooring, the room offers excellent preparation space and plenty of storage.

Utility Room

Measurements: 11'0" x 7'0" (3.35m x 2.13m)

Located just off the kitchen, the practical utility area provides additional storage and laundry space, also finished with tiled flooring.

First Floor Landing

Providing access to all bedrooms and the family bathroom.

Bedroom One

Measurements: 15'9" x 11'0" 4.80m x 3.35m)

A generously sized double bedroom overlooking the rear garden, finished with fitted carpet.

Bedroom Two

Measurements: 9'0" x 7'8" (2.74m x 2.34m)

A further well-proportioned double bedroom, also carpeted and ideal as a main or guest bedroom.

Bedroom Three

Measurements: 10'4" x 7'0" (3.15m x 2.13m)

A versatile third bedroom suitable as a nursery, home office or single bedroom.

Bathroom

Measurements: 7'8" x 6'5" (2.34m x 1.96m)

A neatly presented three-piece suite comprising bath with shower over, wash basin and WC.

Outside

To the front, the property benefits from driveway parking.

To the rear is a delightful two-tier garden enjoying a south-easterly aspect – ideal for outdoor dining and entertaining.

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Website: <https://movenowproperties.com>

EPC Rating: D

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band C

Property Type: Semi Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

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

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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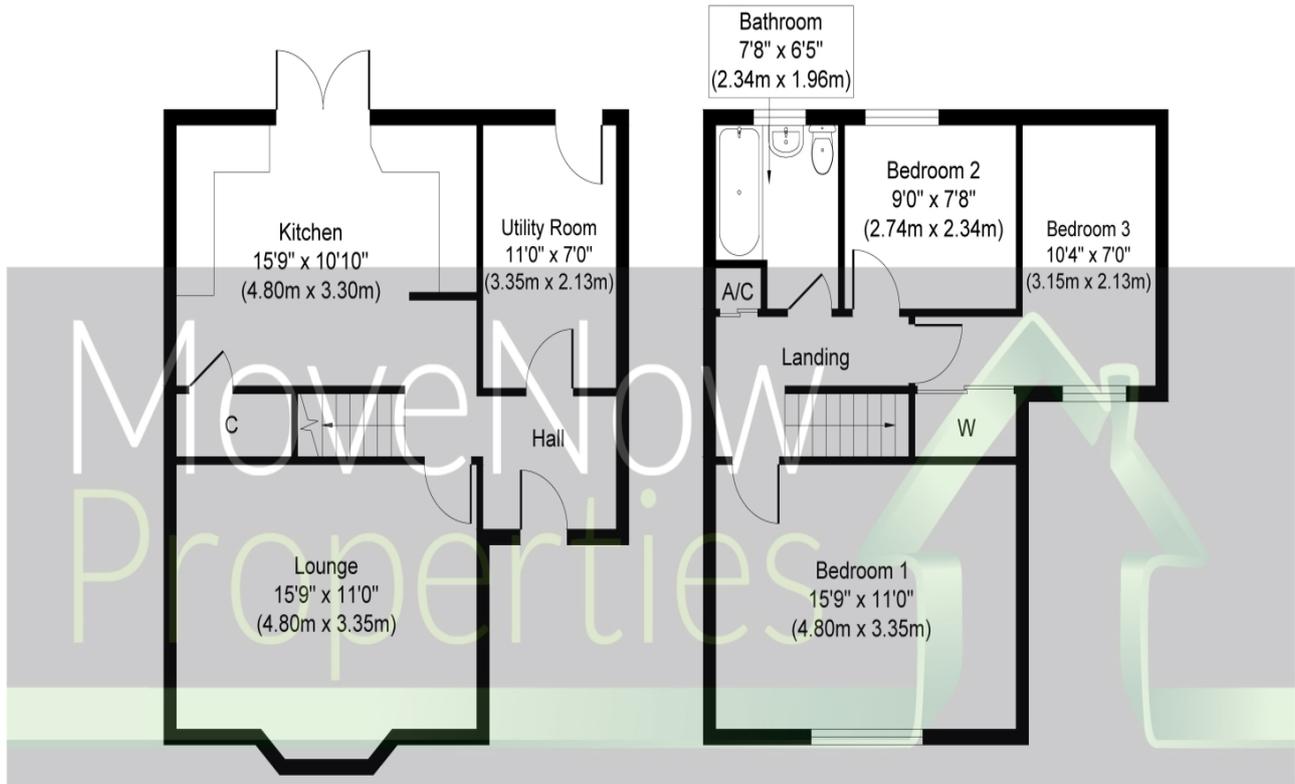
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Ground Floor
Approximate Floor Area
528 sq. ft
(49.06 sq. m)

First Floor
Approximate Floor Area
477 sq. ft
(44.33 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 27 Almshouse Lane, Newmillerdam., WF2

