



HODSONS

ASKING PRICE

£745,000

21 Mill Farm Drive

Wakefield, WF2 6QP



PROPERTY SUMMARY

Humley Manor is a distinguished Grade II listed stone residence set within the Newmillerdam Conservation Area, offering beautifully proportioned accommodation rich in period character. Features include a magnificent dining hall, separate living room, study or potential 4th bedroom, fitted breakfast kitchen, three first floor bedrooms including a principal suite, an impressive gallery landing, and an attached double garage. With no onward chain, generous gardens to the front and rear, and a prime position in the heart of the Village, this is a rare opportunity to acquire a landmark home in one of Wakefield's most desirable and protected village settings.

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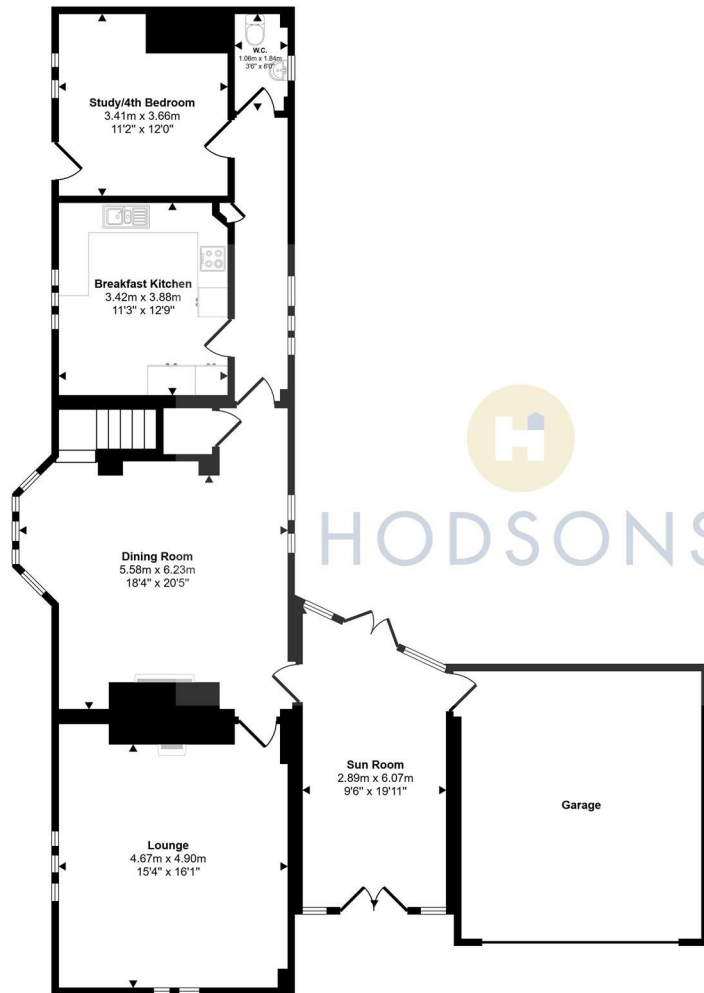


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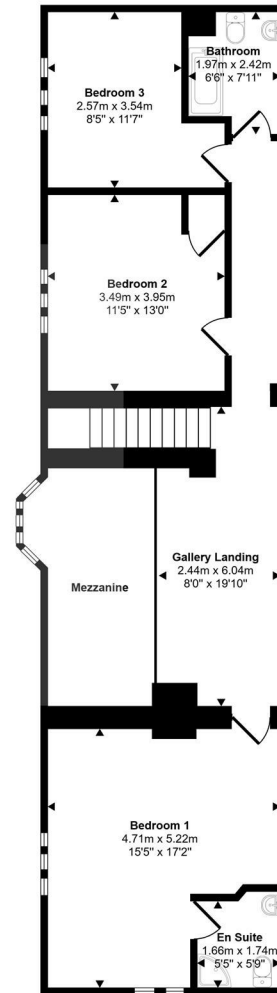




Approx Gross Internal Area
217 sq m / 2335 sq ft



Ground Floor
Approx 138 sq m / 1482 sq ft



First Floor
Approx 79 sq m / 853 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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