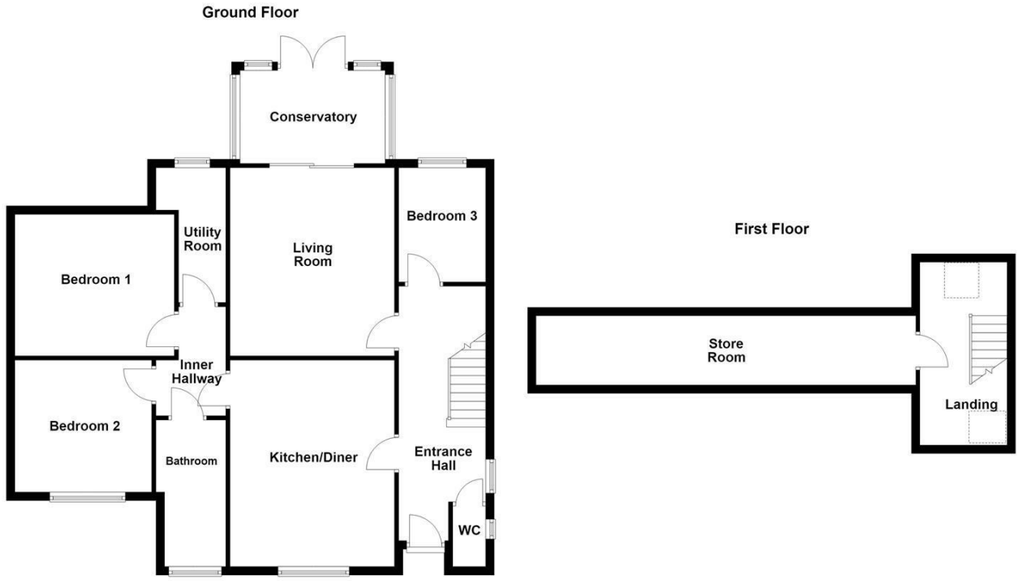
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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





53 Almshouse Lane, Newmillerdam, Wakefield, WF2 7ST

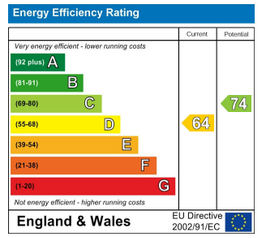
For Sale Freehold £545,000

Situated within the highly sought after and picturesque village of Newmillerdam, set well back from the roadside and occupying a generous and private plot, is this beautifully renovated and individually designed three bedroom semi detached bungalow. Finished to an exceptional standard throughout, the property seamlessly blends contemporary styling with versatile living accommodation, offering an enviable lifestyle in one of Wakefield's most desirable locations.

The accommodation briefly comprises a welcoming entrance hall, separate WC, an impressive kitchen diner and a spacious living room. A conservatory is accessed from the living room, creating a flexible additional reception space overlooking the gardens. An inner hallway leads to two generous double bedrooms, a stylish modern bathroom and a separate utility room. A staircase with wrought iron balustrade and oak handrail leads to a first floor landing area, which in turn leads to a substantial storeroom offering excellent versatility and further potential, subject to any necessary consents. Externally, the property is approached via a sweeping driveway providing ample off street parking for several vehicles. To the immediate front is a low maintenance gravelled garden, whilst to the side and rear are extensive lawned gardens complemented by a flagged patio area, creating private and peaceful outdoor spaces ideal for both relaxation and entertaining.

Newmillerdam remains one of Wakefield's most prestigious and sought after villages, renowned for its idyllic setting and abundance of nearby amenities, including well regarded schools, independent eateries and beautiful countryside walks around Newmillerdam Country Park. Pugneys Country Park and Sandal Castle are also close by, whilst excellent motorway links place Leeds and the wider region within easy reach.

Offered to the market with no onward chain and vacant possession upon completion, the property also offers further potential to extend or develop, subject to obtaining the necessary planning permissions and consents. An early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.



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
Entered via a UPVC entrance door into a spacious entrance hall featuring a radiator, contemporary balustrade staircase leading to the first floor landing, UPVC double glazed window to the side elevation and doors leading to the kitchen diner, living room, bedroom three and downstairs W.C.

W.C.
Appointed with a low flush W.C., concealed wash hand basin set within a vanity cupboard, laminate flooring, radiator and a frosted UPVC double glazed window to the side elevation.

BEDROOM THREE
8'11" x 8'0" (2.72m x 2.45m)
Radiator and a UPVC double glazed window to the rear elevation.

LIVING ROOM
12'11" x 14'6" (3.94m x 4.44m)
A well proportioned reception room featuring a modern surround with gas fire, granite back and hearth, radiator and a UPVC double glazed sliding door leading through to the conservatory.



CONSERVATORY
7'3" x 11'5" (2.23m x 3.49m)
Fully UPVC double glazed and incorporating French doors opening onto the rear garden, together with a radiator and laminate flooring.



KITCHEN/DINER
13'1" x 15'11" (4.01m x 4.87m)
Fitted with a range of contemporary two-tone gloss wall and base units with work surfaces over, incorporating a twin sink and drainer with mixer taps. Integrated appliances include a microwave, four ring touchscreen induction hob with contemporary extractor hood above, integrated oven and grill, fridge freezer and dishwasher. Additional features include tiled effect flooring, inset ceiling spotlights and two UPVC double glazed windows to the front elevation.

INNER HALLWAY
Radiator and doors leading to two bedrooms, the bathroom and utility room.

BEDROOM ONE
12'4" x 10'6" (3.76m x 3.21m)
Radiator and a UPVC double glazed window to the rear elevation.



BEDROOM TWO
10'3" x 10'7" (3.14m x 3.23m)
Radiator and a UPVC double glazed window to the front elevation.



BATHROOM/W.C.
10'3" x 6'6" (3.13m x 2.00m)
A contemporary suite comprising a panelled bath, wash hand basin set within vanity cupboards, concealed low flush W.C. and a shower cubicle fitted with a contemporary thermostatic shower featuring rainfall shower head, separate attachment and body jets. The room also benefits from a radiator, tiled effect flooring and a UPVC double glazed window to the front elevation.



UTILITY ROOM
10'1" x 6'1" (3.08m x 1.86m)
Fitted with work surfaces and base units incorporating a stainless steel sink with mixer tap and cupboards beneath. Full height storage cupboards. Installed washer dryer, a radiator, tiled effect flooring, inset ceiling spotlights and a UPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING
A spacious landing with two UPVC double glazed windows, one to the front elevation and one to the rear elevation, radiator and door leading to a useful storeroom.



STORE ROOM
31'6" x 6'3" (9.61m x 1.93m)
Radiator and access into the eaves.

OUTSIDE
To the front, the property enjoys a low maintenance stone pebbled garden and a private driveway providing ample off road parking for several vehicles. The property occupies a generous corner plot with a large lawned garden to the side, offering further potential to extend or develop, subject to obtaining the necessary planning permissions and consents. To the rear is a good sized enclosed lawned garden enjoying a high degree of privacy and incorporating stone flagged patio seating areas, together with an outside tap.
Please note: There is a Tree Preservation Order on the Walnut tree adjacent to the house.



COUNCIL TAX BAND
The council tax band for this property is D.

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.