



**Almshouse Lane, Newmillerdam Wakefield WF2 7ST**

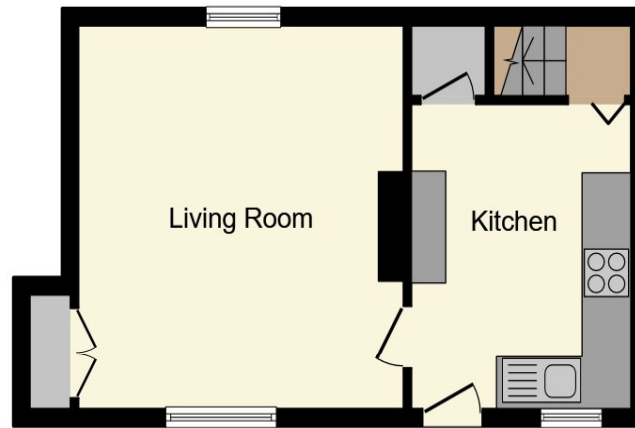


**welcome to**

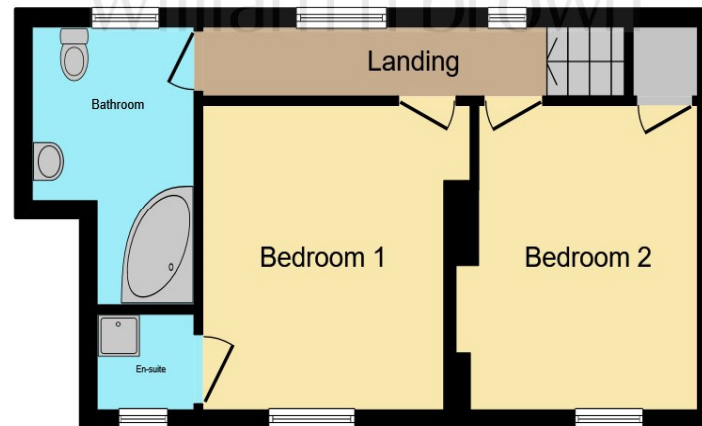
**Almshouse Lane, Newmillerdam Wakefield**

Guide Price £290,000-£295,000. A two-bedroom mid character terrace situated in the sought after location of Newmillerdam. Not to be Missed!  
Viewings highly recommended to fully appreciate what this home has to offer. No onward chain.





**Ground Floor**



**First Floor**

### **Kitchen**

9' max x 11' 6" max ( 2.74m max x 3.51m max )

### **Living Room**

12' 1" max x 13' 10" max ( 3.68m max x 4.22m max )

### **First Floor**

### **Bedroom One**

11' 8" max x 12' 3" max ( 3.56m max x 3.73m max )

### **En-Suite**

### **Bedroom**

11' 5" max x 9' 1" max ( 3.48m max x 2.77m max )

### **House Bathroom**

### **Exterior**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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## Almshouse Lane, Newmillerdam Wakefield

- Charming 2-bedroom mid-terrace character home
- Highly desirable Newmillerdam location
- Low maintenance gardens
- No onward chain
- Prime location near amenities, transport links and local attractions

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£290,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126536](http://williamhbrown.co.uk/Property/WAK126536)



Property Ref:  
WAK126536 - 0011

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