



43B Hill Top Road
Newmillerdam, Wakefield



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Wakefield, WF2 6PZ



Affording sumptuous and opulent accommodation throughout extending towards 4,500 sq ft, is this simply stunning and breathtaking seven bedroom executive detached home, built to exacting standards and high specification throughout and versatile loving space over three floors.

In brief the accommodation comprises reception hall, living room, cloakroom, fantastic and bespoke open plan kitchen/dining/living room with a dining area off, utility room and downstairs w.c. Contemporary floating staircase leads to the first floor galleried landing which leads to four double bedrooms, three with luxurious en suite shower rooms/w.c. along with dressing rooms, as well as an additional contemporary house bathroom/w.c. A further floating staircase leads to the second floor galleried landing which leads to three further double bedrooms, which could be used for a variety of purposes and additional contemporary bathroom/w.c. The property also benefits from under floor heating with each room having it's own thermostat controller. Set back from the main roadside, the property is accessed via an electronic gate which leads to a tarmac driveway providing ample off street parking with a double garage. To the rear there is a large lawned garden incorporating feature porcelain terraced patio, ideal for entertaining and dining purposes.

Located in this highly regarded and prestigious part of Newmillerdam, within walking distance of the country park and eateries nearby. Local amenities such as Pugneys country park, Blacker Hall farm and Asda superstore are all within easy reach. The M1 motorway network is only a short drive away, for the commuter looking to travel further afield.

Simply a breath taking and substantial family home which truly deserves a full appraisal to fully appreciate this well proportioned and bespoke accommodation.





ACCOMMODATION

RECEPTION HALL

Fully porcelain tiled floor, inset spotlights to the ceiling, floating staircase with solid wooden steps and glass balustrade leading to the first floor landing. Two UPVC double glazed windows to either side of the door overlooking the front aspect. Doors with chrome handles leading through into the living room, integral double garage and cloakroom. Two timber framed double glass doors leading through into the L-shaped open plan kitchen/dining/living room.

LIVING ROOM

Large glass gas fire with built in TV station above. UPVC double glazed window overlooking the front aspect, under floor heating, Karndean flooring and double timber glass doors leading through into the dining area.

DINING AREA

Fully porcelain tiled floor with under floor heating and an opening providing access into the open plan kitchen/dining/living room.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Fully tiled porcelain tiled floor with under floor heating, built in curved circular dining table with soft leather seating and three sliding UPVC folding doors opening up into the landscaped rear garden. 1.5 Rangemaster sink and drainer with a chrome mixer tap and swan neck with instant hot tap within. Two integrated Neff oven and grills with an integrated Neff coffee machine between and warming tray below and large pull out pantry drawers. Central island with compressed laminate work surface with induction hob and extractor fan built into down light surround, mood lighting above and inset spotlights. Integrated full size fridge and freezer and integrated full size Blomberg dishwasher in the central island. UPVC double glazed lantern window to the ceiling and door providing access into utility room.

UTILITY ROOM

Storage cupboards and a built in laundry shoot from the bathroom above. Plumbing and drainage for a washing machine with space under the counter, as well as space for a dryer under the counter. Base units with compressed laminate work surface with stainless steel sink with chrome mixer tap and swan neck. Fully porcelain tiled floor with under floor heating, inset spotlights to the ceiling and door with chrome handle providing access into downstairs w.c. and a UPVC double glazed door leading out to the side aspect.

W.C.

Two piece suite comprising concealed low flush w.c., ceramic wash basin built into the compressed laminate work surface with fully tiled floor and porcelain tiled walls. Inset spotlights to the ceiling, compressed laminate work surface with chrome mixer tap, wall mounted extractor fan and under floor heating.

CLOAKROOM

Fixed wardrobe rails and shelving within. Porcelain tiled floor with under floor heating and sensor lighting within.

GARAGE

Electric quarter panelled door to the front, with power and light within. Two wall mounted condensing regular boilers housed within the garage and a medium sized compressed cylinder, making the property very energy efficient. Fully porcelain tiled floor with under floor heating and porcelain tiled up standing.

FIRST FLOOR LANDING

Glass balustrade with a further floating staircase with solid oak steps with glass balustrade leading to the second floor. Access to four bedrooms and house bathroom/w.c.

BEDROOM ONE

UPVC double glazed window overlooking the front elevation, central heating radiator and mood lighting surrounding the seating area. Archway providing access into the dressing room.

DRESSING ROOM

Double fitted wardrobes and single wardrobe in the middle. Inset spotlights to the ceiling and door providing access into the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

Fully porcelain tiled floor and walls. Walk in shower cubicle with tinted solid glass shower screen and mixer shower with chrome rain shower head to the ceiling. Low flush w.c., ceramic wash basin with chrome mixer tap built into high gloss vanity drawers below. Large ladder style radiator, under floor heating, wall mounted extractor fan, sensor lighting, inset spotlights to the ceiling and UPVC double glazed frosted window to the side elevation.





BEDROOM TWO

UPVC double glazed window overlooking the front elevation, central heating radiator and an archway providing access into the dressing room.

DRESSING ROOM

Two double fitted wardrobes with chrome handles and door providing access into the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

Walk in shower cubicle with tinted solid glass shower screen and mixer shower with chrome rain shower head to the ceiling. Ladder style radiator, sensor lighting, fully tiled floor and walls with under floor heating. Inset spotlights to the ceiling and wall mounted extractor fan. Ceramic wash basin built into high gloss vanity drawers below, low flush w.c., and UPVC double glazed frosted window to the side elevation.

BEDROOM THREE

Set of UPVC double glazed sliding patio doors with glass balustrade balcony overlooking the open aspect fields behind, as well as a UPVC double glazed window overlooking the rear. Central heating radiator and an archway providing access into the dressing room.

DRESSING ROOM

Inset spotlights to the ceiling and door providing access into the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

Walk in shower cubicle with tinted solid glass shower screen and mixer shower with chrome rain shower head to the ceiling. Low flush w.c., wall hung wash basin with vanity cupboard below and chrome mixer tap. Fully tiled walls and floor, wall mounted extractor fan, inset spotlights to the ceiling and under floor heating.

BEDROOM FOUR

Set of UPVC double glazed sliding patio doors with glass balustrade overlooking the open aspect views and a UPVC double glazed window overlooking the rear. Central heating radiator.

BATHROOM/W.C.

Sensor lighting, fully tiled walls and window sill. Two ceramic wash basins with wall mounted waterfall mixer taps above, compressed laminate work surface below and vanity drawers with chrome handles built in. Laundry shoot down to the utility room hidden away housed within a cupboard. Coving to the ceiling, inset spotlights and UPVC double glazed frosted window overlooking the side elevation. Ladder style radiator in black and under floor heating.

SECOND FLOOR LANDING

Glass balustrade and inset spotlights to the ceiling. Doors leading to three bedrooms and the house bathroom/w.c.

BEDROOM FIVE

Laminate flooring, inset spotlights to the ceiling, two central heating radiators and two large UPVC double glazed FAKRO windows with built in blind providing plenty of natural light and beautiful views.

BEDROOM SIX

UPVC double glazed FAKRO window with built in blind to the pitch sloping ceiling to one side of the room. Inset spotlights to the ceiling, laminate flooring and central heating radiator.

BEDROOM SEVEN

UPVC double glazed FAKRO window with built in blind overlooking the stunning rear views, laminate flooring, inset spotlights to the ceiling and central heating radiator.

BATHROOM/W.C.

Two curved ceramic wash basins built into the compressed laminate work surface and vanity drawers with chrome handles and chrome mixer taps for each sink. Concealed low flush w.c., freestanding roll top bath with chrome waterfall mixer tap and chrome pull out shower attachment. Ladder style radiator, fully tiled walls and floor. Inset spotlights to the ceiling and a UPVC double glazed Velux style FAKRO window with built in blind overlooking the stunning rear elevation view.

OUTSIDE

To the front of the property there is a large tarmac driveway providing ample off road parking for at least four vehicles. There's low maintenance artificial grass edges with planted borders, solid brick built walls, cast iron railings and timber panelled surround fences making it completely enclosed to the front. Slate pathway to the left hand side of the property leading down the side with timber gate into the landscaped rear garden where there is a porcelain tiled patio area, perfect for entertaining and dining purposes, with the same tiles as inside the open plan kitchen/dining/living room making it inside and outside living. An attractive lawned garden, a timber decked patio area and timber panelled surround fences on two sides and privet hedge at the rear with open aspect rural views over the fields behind.

COUNCIL TAX BAND

The council tax band for this property is G.

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 six local offices.





OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

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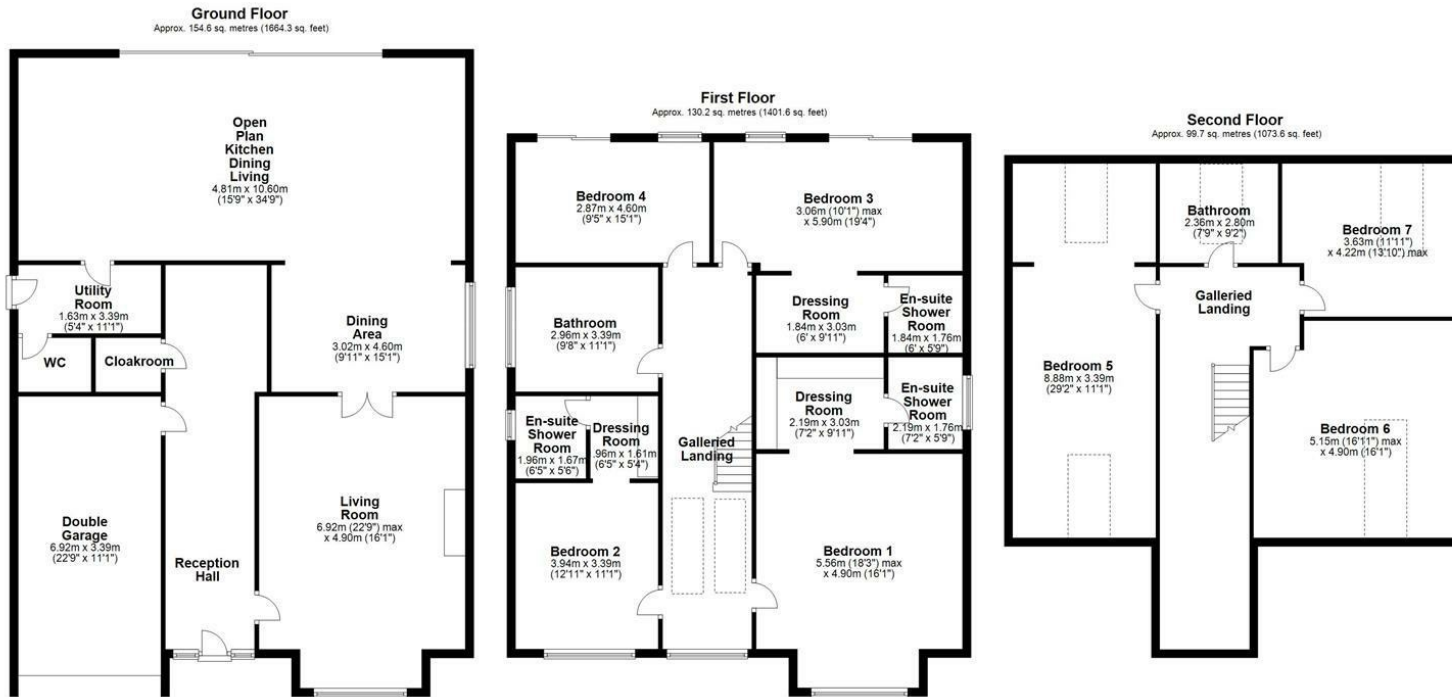
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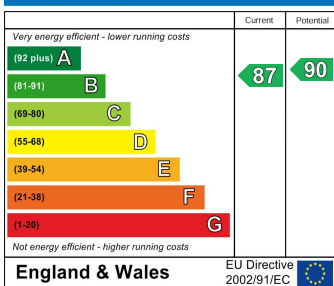
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Total area: approx. 384.6 sq. metres (4139.5 sq. feet)

Energy Efficiency Rating



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