



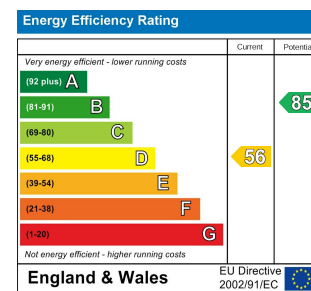
WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



62 School Hill, Newmillerdam, Wakefield, WF2 7SP

For Sale Freehold £450,000

A substantial three bedroomed period stone residence painstakingly refurbished to a lovely standard with gardens and garage set in this highly sought after area of Newmillerdam.

With a gas fired central heating system and double glazed windows, this individually designed family home has been thoughtfully planned and is finished to an impressive standard. The property is approached from the front into a welcoming reception hall that has a lovely contemporary style staircase up to the first floor with glazed balustrades. The principal living room is situated on the first floor with a fantastic vaulted ceiling with exposed beams and roof trusses. This characterful room has a spiral staircase that leads up to a useful mezzanine level that is currently used as the much sought after work from home space. Beyond the living room there is a kitchen fitted to a high standard with integrated cooking facilities and in turn leads onto a conservatory which provides valuable additional space and has bi-folding doors out to a balcony at the rear. The bedrooms are laid out on the ground floor with the principal bedroom having a well appointed en suite shower room and the two further bedrooms adjoining a bathroom fitted to a good standard with a four piece suite. Outside, there is a lawned garden to the front. Whilst to the rear there is a sheltered patio sitting area, ideal for outside entertaining. Opposite the front garden there is a substantial garage, behind which is a further triangular shaped garden area that enjoys an excellent degree of privacy.

Newmillerdam is one of the most sought after and premiere addresses in the area. Surrounded by some fine walking countryside and a good range of local facilities. A broader range of amenities area available in the nearby city centre of Wakefield and the national motorway network is readily accessible.



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ACCOMMODATION

RECEPTION HALL
15'8" x 6'6" [4.8m x 2.0m]
Tall front entrance door with glazed side panels, contemporary style turn staircase with glazed balustrades up to the first floor with useful understairs cupboard, dado rail and contemporary style central heating radiator.

BEDROOM ONE
13'1" x 11'9" [max] [4.0m x 3.6m [max]]
Stable style door to the patio garden to the rear, double central heating radiator and two double fronted fitted wardrobes with mirror fronted sliding doors.

EN SUITE SHOWER ROOM/W.C.
7'6" x 4'3" [2.3m x 1.3m]
Frosted window to the side and fitted to a lovely standard with a three piece suite comprising walk in shower cubicle with glazed screen, vanity wash basin with drawer under and low suite w.c. with concealed cistern. Fitted cupboard and chrome ladder style heated towel rail.

BEDROOM TWO
11'5" x 9'2" [max] [3.5m x 2.8m [max]]
Window to the side and central heating radiator.



BEDROOM THREE
11'5" x 7'2" [3.5m x 2.2m]
Window to the side and central heating radiator. Range of built in cupboards and wardrobe.

FAMILY BATHROOM/W.C.
11'1" x 5'10" [3.4m x 1.8m]
Fitted to a lovely standard with a four piece suite comprising freestanding roll top bath with shower attachment, separate corner shower cubicle with twin head shower, vanity wash basin with cupboards and low suite w.c. Tiled walls and floor, heated towel rail and extractor fan.



FIRST FLOOR
LIVING ROOM
20'4" x 16'0" [max] [6.2m x 4.9m [max]]
Lovely vaulted beamed and trussed ceiling with two velux roof lights for additional natural light, windows to both the front and side. Exposed stone wall with delph rack and feature fireplace with a gas fired cast iron stove style fire. Spiral staircase up to the mezzanine.



KITCHEN
16'0" x 9'6" [4.9m x 2.9m]
Window to the side and a lovely range of quality wall and base units with laminate work tops and tiled splash back. Inset acrylic sink unit, four ring induction hob with filter hood over, built in Bosch oven, space and plumbing for a washing machine, integrated Bosch dishwasher and space for an American style side by side fridge/freezer. Contemporary style vertical central heating radiator.



CONSERVATORY
16'8" x 7'10" [5.1m x 2.4m]
Two double central heating radiators and range of bi-folding doors out to the balcony.



BALCONY
13'1" x 8'2" [4.0m x 2.5m]
Glazed balustrades.

MEZZAZINE
15'8" x 9'6" [4.8m x 2.9m]
Window to the conservatory to the rear and an additional velux rooflight set into the characterful sloping ceiling to the side. This useful additional space currently used as an office incorporates a characterful roof truss and is approached via the spiral staircase from the living room.



OUTSIDE
Immediately to the front of the house there is a lawned garden with mature shrub borders. Steps then lead down to the driveway where there is a good sized garage that extends to 5m x 4m internally with an up and over door to the front. A gateway to the side of the garage opens onto a path that leads to the rear of the garage where there is a further triangular area of garden that is raised up significantly from the road. To the rear of the house there is a further sheltered patio garden that is ideal for outside entertaining.



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

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.