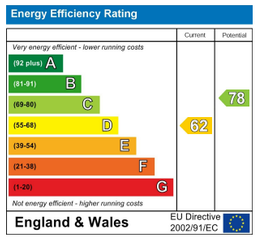
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Lake View Cottage, 1 Hill Top, Newmillerdam, Wakefield, WF2 6QB

For Sale Freehold Offers Over £850,000

Situated in the highly sought after area of Newmillerdam perfectly living up to its name of Lake View Cottage is this charming four bedroom stone built detached property. This beautiful home boasts stunning views over Newmillerdam Country Park and offers well proportioned accommodation arranged over three floors. Blending period charm with contemporary touches, the property features four generously sized bedrooms, ample reception space, and the added benefit of planning permission already granted for a further extension, offering exciting potential for future enhancement.

The accommodation briefly comprises an entrance vestibule leading to an inner hallway with access to the first floor landing, dining room, and living room. The dining room flows into the kitchen, which has a stable timber door providing external access, and an opening through to the snug/breakfast room, which can also be reached via the living room. From here, stairs descend to the lower ground floor where there is a useful utility space, home office, shower room and access to the rear garden. To the first floor, a landing with loft access leads to four well sized bedrooms and the house bathroom. Externally, the property sits within generous gardens. To the front, there are paved, slate, and lawned sections enclosed by stone walling and hedging with timber double gates opening onto a pebbled driveway providing off road parking for two to three vehicles and leading to a detached stone built garage with power, light and plumbing. The south facing rear garden, which enjoys sun all day, is tiered and incorporates lawned and pebbled areas, a stone paved patio ideal for outdoor dining and entertaining, mature shrubs, and a separate enclosed section currently used for chickens but equally suited to a variety of uses. The gardens are fully enclosed offering a good degree of privacy.

Newmillerdam is renowned for its picturesque setting and lifestyle appeal. Just a short stroll from the property lies the Country Park, perfect for family outings, dog walking, and outdoor enthusiasts. The area also boasts highly regarded pubs and amenities, with larger facilities available nearby including supermarkets, schools and leisure attractions such as Sandal Castle and Pugneys Country Park. For commuters, Sandal & Agbrigg train station is within easy reach, together with excellent bus services and convenient motorway links via the M1.

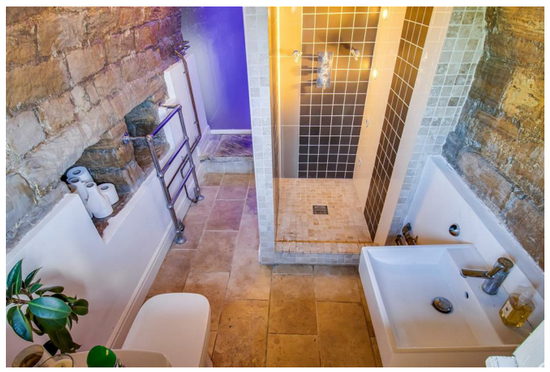
Only by viewing can the true charm, space, and setting of this home be fully appreciated. An early inspection is highly recommended to avoid disappointment.

ACCOMMODATION

LOWER GROUND FLOOR HALLWAY
Hallway with timber framed door to the rear garden, understairs storage, access to the utility and opening to the home office. Tiled flooring throughout.

UTILITY ROOM
5'6" x 10'11" (max) x 9'3" (min) (1.7m x 3.35 (max) x 2.83m (min))
Timber frame double glazed sash window to the rear, wooden work surface over with sink, plumbing for a washing machine, regular boiler and water tank housed here.

SHOWER ROOM/W.C.
6'4" x 10'9" (max) x 4'3" (min) (1.95m x 3.3m (max) x 1.3m (min))
Low flush w.c., wall mounted wash basin with mixer tap and a shower cubicle with mains fed overhead shower and body jets. Part tiled with exposed stonework, chrome towel radiator, extractor fan and timber framed double door to the rear.



HOME OFFICE
15'1" x3'3" .301'10" (4.6m x1 .92m)
Frosted glass window looking into the shower room, exposed brick and stone to the walls, stone flooring, cast iron central heating radiator, and LED ambient strip lighting.

GROUND FLOOR ENTRANCE VESTIBULE
Stained glass timber framed double entrance doors with a further timber door with glazed panes into the inner hallway. Doors to the living room and dining room with staircase to the first floor.

LIVING ROOM
14'3" x 14'11" (max) x 2'3" (min) (4.36m x 4.55m (max) x 0.7m (min))
Timber framed double glazed bay window overlooking the rear garden and Newmillerdam lake, exposed ceiling beams and door to the snug/breakfast area and log burning stove with limestone hearth.

DINING ROOM
14'9" x 13'1" (max) x 12'5" (min) (4.52m x 4.0m (max) x 3.8m (min))
Hardwood flooring, timber framed double glazed sash window to the side, cast iron radiator, decorative fireplace with tiled hearth and exposed brick chimney breast, exposed beams, frosted panel window into the snug/breakfast area, and an opening to the kitchen.

KITCHEN
13'5" x 14'1" (max) x 9'6" (min) (4.11m x 4.3m (max) x 2.9m (min))
Fitted with a range of shaker style wall and base units with resin work surface over, inset resin sink and drainer with mixer tap, tiled splashbacks, chimney breast with mantle and space for a range cooker, integrated dishwasher, exposed stone wall, and downlighting. An opening into the snug/breakfast area, timber framed double glazed sash window to the front and stable door giving access to the front.

SNUG/BREAKFAST ROOM
13'8" x 11'0" (4.18m x 3.37m)
Timber frame double glazed sash window to the rear, cast iron radiator, oak staircase with glass balustrade to the lower ground floor, hardwood flooring, resin breakfast bar and underfloor heating.

FIRST FLOOR LANDING
Timber framed double glazed sash window to the side, cast iron radiator, loft access and doors to four bedrooms and the house bathroom.

BEDROOM ONE
14'4" x 15'1" (max) x 3'6" (min) (4.37m x 4.6m (max) x 1.08m (min))
Timber framed double glazed bay window to the rear overlooking Newmillerdam Country Park and three cast iron column radiators.

BEDROOM TWO
14'11" x 13'3" (max) x 5'11" (min) (4.55m x 4.05m (max) x 1.81m (min))
Timber framed double glazed sash window to the side, cast iron radiator, decorative cast iron fireplace and door to a residual landing snug space.

BEDROOM THREE
13'11" x 11'0" (max) x 7'8" (min) (4.25m x 3.36m (max) x 2.35m (min))
Timber framed double glazed sash window to the rear with views of Newmillerdam Country Park, cast iron radiator and decorative cast iron fireplace.

BEDROOM FOUR
10'9" x 9'11" (max) x 2'7" (min) (3.3m x 3.03m (max) x 0.8 (min))
Timber framed double glazed sash window to the front and central heating radiator.

BATHROOM/W.C.
9'8" x 8'6" (max) x 2'5" (min) (2.95m x 2.6m (max) x 0.75m (min))
Frosted timber framed double glazed sash window to the front, chrome radiator, low flush w.c., wall mounted wash basin with mixer tap, bath with mains shower with overhead shower. Part tiled walls.

OUTSIDE
To the front stone flags lead to the timber stable door with slate features, a small lawned section running along the stone wall, and timber gates opening to a pebbled driveway for two/three cars leading to the garage. The south facing rear garden is tiered with lawned and pebbled areas, a stone paved patio ideal for outdoor dining and views across Newmillerdam Country Park. The garden is fully enclosed by stone walling and hedging with a brick built outbuilding and access from the lower ground floor. Behind the garage there is a chicken coop, offering further versatile use.

GARAGE
11'1" x 9'8" (3.4m x 2.95m)
Detached stone built garage with two Velux skylights, power and light, timber double doors, and plumbing available.

PLANNING PERMISSION
The property has planning permission approved for provision of a garden room with rooftop terrace. Further details can be found on the Wakefield Council planning portal ref: 24/00919/FUL

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.