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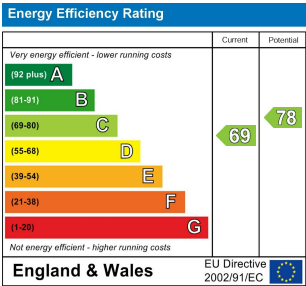


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## Canopy View, 1 Hill Top Court, Newmillerdam, Wakefield, WF2 6QA

### For Sale Freehold £750,000

Nestled within a pleasant cul-de-sac in the highly desirable area of Newmillerdam, this impressive four bedroom detached family home offers exceptionally well proportioned accommodation throughout, set on a generous plot with a high degree of privacy offering front and rear views overlooking Newmillerdam Lake and surrounding countryside. With potential to extend upwards & outwards (subject to planning), this outstanding property combines space, versatility, and enviable positioning, making it a truly rare opportunity in this prestigious location.

The accommodation briefly comprises a welcoming entrance hall with stairs to the first floor landing and useful understairs storage, a study and a spacious living room are also accessed from the main hallway. A further inner hallway continues to a downstairs w.c., utility room and a well appointed kitchen/dining room with a pantry cupboard and access to the rear porch and a formal dining room, which seamlessly connects to the living room, creating a perfect flow for family living and entertaining. The first floor landing provides loft access, a storage cupboard, and doors to four generously sized bedrooms and the family bathroom. The principal bedroom boasts a dressing area, fitted wardrobes, and an en suite bathroom. Externally, the property is approached via a tarmac driveway providing ample off street parking and leading to a detached double garage with electric roller door, power, and lighting. The front garden features manicured lawns, mature planting, and a pathway leading to a charming seating area, ideal for outdoor relaxation. The rear garden is tiered with dry stone walled borders, lawned sections, and a paved patio area, all enclosed by hedging and stone walling with an iron gate framing picturesque rural views.

Perfectly positioned for families and professionals alike, Newmillerdam offers an excellent range of local amenities, schools, and scenic walks, including the renowned Newmillerdam Country Park, Sandal Castle, and Pugneys Water Park nearby. For commuters, there are excellent transport links via Sandal & Agbrigg train station and the M1 motorway network.

This truly exceptional home must be viewed internally to be fully appreciated, early viewing is highly recommended to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALL

11'3" x 11'3" [max] x 8'5" [min] [3.43m x 3.45m [max] x 2.57m [min]]

Frosted and stained glass UPVC double glazed front door leads into the entrance hall. Stairs providing access to the first floor landing, a central heating radiator, understairs storage, doors to the living room and study, as well as an opening to a further hallway.

### STUDY

11'9" x 9'3" [max] x 8'10" [min] [3.60m x 2.82m [max] x 2.70m [min]]

Three UPVC double-glazed windows [one to the front and two to the side] and two central heating radiators.

### LIVING ROOM

15'10" x 13'10" [max] x 12'2" [min] [4.85m x 4.22 [max] x 3.73m [min]]

Two UPVC double glazed windows [one to the front and one to the side], central heating radiator, and an opening to the sitting room. Features a multi fuel burning stove with marble hearth and surround.



### SITTING ROOM

15'10" x 13'10" [max] x 12'2" [min] [4.85m x 4.22m [max] x 3.73m [min]]

UPVC double glazed window to the rear, central heating radiator and double doors with fluted frosted glass leading into the kitchen.

### W.C.

2'10" x 5'9" [0.87m x 1.76m]

Frosted UPVC double glazed window to the side, low flush w.c., ceramic wash basin built into a storage unit with mixer tap, and full wall tiling.

### UTILITY ROOM

5'9" x 9'3" [1.76m x 2.83m]

Spotlighting, fitted shelving and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap and space/plumbing for a washing machine. Houses the British Gas boiler and has a UPVC double glazed window to the side.

### KITCHEN DINER

21'3" x 15'8" [max] x 5'6" [min] [6.50m x 4.80m [max] x 1.70m [min]]

Three UPVC double glazed windows [two to the rear and one to the side], plus a set of French doors leading to the side/rear garden. The kitchen includes a DIY Kitchens shaker style range of wall and base units with quartz work surfaces, a Blanco composite sink with mixer tap, and Smeg appliances including a five ring gas hob, extractor hood, double and single ovens and an integrated Bosch dishwasher. Space for an American style fridge freezer, spotlights throughout, two central heating radiators, and doors to the rear porch and pantry cupboard.



### PANTRY

3'5" x 3'5" [1.05m x 1.05m]

Range of shelving ideal for storage.

### REAR PORCH

6'8" x 5'6" [2.05m x 1.70m]

Surrounded by UPVC double glazed windows overlooking the garden with a UPVC door leading outside. Features exposed stone walls and base units with work surface over.

### FIRST FLOOR LANDING

Provides loft access [with pull down ladder, boarded for storage] and doors to four bedrooms, house bathroom and airing cupboard.

### BEDROOM ONE

17'7" x 13'9" [max] x 5'4" [min] [5.38m x 4.20m [max] x 1.63m [min]]

Two UPVC double glazed windows [one to the front and one to the side] offering fantastic views over Newmillerdam. Spotlighting, central heating radiator, a range of fitted wardrobes with mirrored doors, fitted storage cupboard, and access to both a dressing room and en suite bathroom.



### DRESSING ROOM

6'10" x 5'2" [2.10m x 1.60m]

Spotlighting to the ceiling.

### EN SUITE BATHROOM/W.C.

13'5" x 6'7" [max] x 4'5" [min] [4.10m x 2.02m [max] x 1.35m [min]]

Extractor fan, spotlighting, ladder style radiator, low flush w.c. and ceramic wash basin built into a storage unit with mixer tap. A panel bath with mixer tap and a double shower cubicle with main fed overhead shower and glass screen. Finished with partial tiling and Karndean flooring.



### BEDROOM TWO

9'10" x 13'9" [3.00m x 4.20m]

Two UPVC double-glazed windows [one to the side and one to the rear] and central heating radiator.



### BEDROOM THREE

11'1" x 9'10" [3.40m x 3.00m]

Two UPVC double-glazed windows [one to the front and one to the side] and a central heating radiator.

### BEDROOM FOUR

11'4" x 7'10" [3.47m x 2.40m]

UPVC double-glazed window to the front and central heating radiator.

### BATHROOM/W.C.

6'6" x 11'3" [2.00m x 3.45m]

UPVC double glazed window to the rear, ladder style radiator, concealed cistern w.c., ceramic wash basin built into a vanity unit with mixer tap, panel bath with mixer tap, and separate shower cubicle with main fed shower and glass screen. Partially tiled throughout.



### DOUBLE GARAGE

19'6" x 18'2" [5.95m x 5.55m]

Full ceiling height, power and light, and an electric roll up door. Offers potential for conversion to an annexe (subject to planning).

### OUTSIDE

To the front, the property is approached via a tarmac driveway providing off road parking for multiple vehicles, leading to the double garage. The front garden is mainly laid to lawn with mature shrubs and hedged borders, extending around the side to a pebbled patio area. The rear garden is landscaped and tiered, featuring dry stone wall beds, lawned areas and paved patios, ideal for outdoor dining and entertaining and is fully enclosed with hedging and dry stone walls, with an arched iron gate offering rural views to the rear. There are two useful cold water taps, vegetable garden & compost area.



### PLEASE NOTE

Please note that to the entrance of Canopy View there is a right of way to the neighbours garage.

### COUNCIL TAX BAND

The council tax band for this property is F.

### 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.