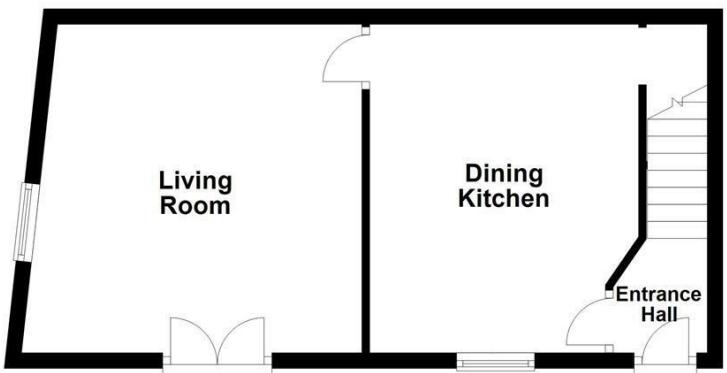
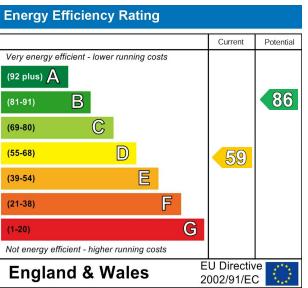
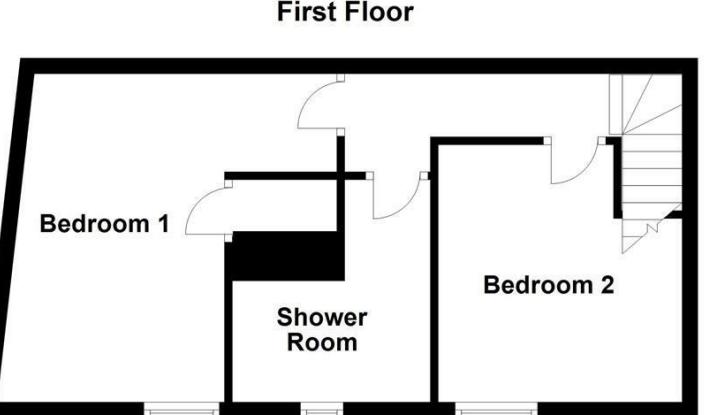
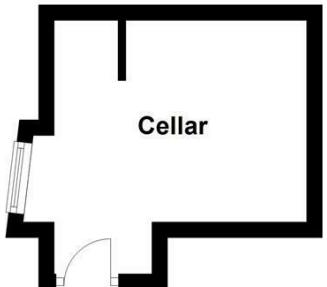


Ground Floor**First Floor****Basement****IMPORTANT NOTE TO PURCHASERS**

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



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34 School Hill, Newmillerdam, Wakefield, WF2 7SP

For Sale Freehold £275,000

A lovely two bedroom, characterful cottage style property offering deceptively spacious accommodation in the heart of this highly sought after and fashionable area.

With sealed unit double glazed windows and a gas fired central heating system, this thoughtfully presented home is full of attractive touches, combining old world charm with a considered modern twist. A modest entrance hallway leads into a spacious dining kitchen, fitted to an excellent standard with a gorgeous range of contemporary units incorporating solid wood butchers block style worktops and integrated appliances. An under stairs door leads down to cellar steps accessing a barrel-vaulted storage cellar. The adjoining living room offers a wealth of character features and a striking fireplace focal point, along with French doors opening out to the front. To the first floor, the principal bedroom enjoys an atmospheric vaulted ceiling with exposed beams and trusses, while the second bedroom has been thoughtfully fitted with shelving and cupboards. The shower room has been imaginatively designed, featuring a wet room style shower and a striking cast sink.

Situated in the heart of Newmillerdam, this property provides easy access to local amenities, schools and beautiful outdoor spaces. Whether you enjoy leisurely walks around the lake or prefer shopping in the nearby city centre of Wakefield, this location offers the best of both worlds.

An ideal opportunity for the working couple or family to acquire this fantastic spacious property offering a wealth of charm and character throughout, therefore an early viewing comes recommended.

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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door leading into the entrance hall. Staircase to the first floor landing and door to the kitchen/dining room.

DINING KITCHEN

11'5" x 11'5" (3.5m x 3.5m)

Panelled front entrance door with a window to the front elevation and is fitted with a lovely range of contemporary wall and base units complemented by solid wood butchers block style worktops incorporating a ceramic sink unit. Appliances include a four ring induction hob with downdraft extractor, integrated oven, integrated microwave, and integrated fridge and freezer. A matching breakfast bar and an old-school style radiator and an understairs door provides access to the cellar.



BASEMENT

Two useful storage cellars, one of which is barrel vaulted, providing valuable additional storage space. One cellar also houses space and plumbing for a washing machine.

LIVING ROOM

13'9" x 13'5" (4.2m x 4.1m)

A window to the side elevation and French doors opening to the front. Wood effect flooring, an old-school style radiator, exposed beam ceiling, and a characterful York stone fireplace with provision for an electric fire. Provision for a wall mounted television.



FIRST FLOOR LANDING

BEDROOM ONE

14'1" x 13'9" (4.3m x 4.2m)

A generous double bedroom with a window to the front elevation, featuring an atmospheric vaulted ceiling with

exposed beams and trusses. An old school style radiator and contemporary style panelling concealing a built-in cupboard.



BEDROOM TWO

11'1" x 8'10" (3.4m x 2.7m)

A window to the front elevation, an old school style radiator, and a range of fitted wardrobes and shelving. A beam ceiling, adding further character.



SHOWER ROOM/W.C.

9'2" x 4'11" (2.8m x 1.5m)

Stylishly finished to a high standard, the shower room features a frosted window to the front elevation and a wet room style shower with glazed screen and twin-head shower. A low level w.c. with concealed cistern and a cast wall mounted wash basin. An old school style radiator, exposed beam ceiling, and extractor fan.



OUTSIDE

There are paved seating areas with right of way access. On street permit parking available on a first come first served basis [permits be obtained through Wakefield Council].



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.