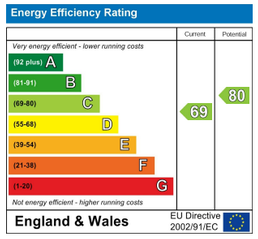


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

# Bluebell Cottage, 2 New Biggin Hill, Newmillerdam, Wakefield, WF2 6SX

## For Sale Freehold £785,000

Positioned in a secluded and highly sought after location is this superbly presented and deceptively spacious four bedroom detached home extending to approximately 0.29 acres (0.12 hectares) and has been finished to exacting standards throughout.

The property is accessed via a welcoming central reception hall with a vaulted ceiling and four velux windows creating a light and airy first impression. A guest w.c. is located off the hallway for convenience. The main living room is of excellent proportions, featuring a bay window to the side, French doors opening onto the garden and multi fuel cast iron burner. A separate dining room with bi-folding doors leads through to a generously sized sun room, ideal for year round enjoyment. The dining kitchen is fitted to a high specification with contemporary shaker style units and central island. The principal bedroom is generously proportioned and benefits from fitted wardrobes. Two further well appointed bedrooms are located on the ground floor and are served by a stylish family bathroom. To the first floor, an additional guest bedroom enjoys the privacy of an en suite shower room.

One of the standout features of this property is its beautifully landscaped south-facing gardens, designed for both aesthetics and functionality. To the front, a meticulously maintained lawn with mature trees and planted borders frames a sweeping pebbled driveway providing off street parking for up to twelve vehicles alongside a central water feature fountain and access to the integral double garage with automated door. The rear gardens are thoughtfully divided into two main sections. The first includes an enclosed lawned area with allotment-style beds, a timber shed, and a pergola with built in seating, perfect for relaxation or entertaining. The second garden area, accessible from the sunroom and living room features a further lawn with Yorkshire stone patios offering a peaceful outdoor retreat. Additional external features include two timber sheds, a wood store, and a rear gate leading to a pathway with direct access to Hill Top Road, just a short walk from the picturesque Newmillerdam Country Park.

Situated in a discreet cul-de-sac on the edge of this highly desirable residential area, the property is well positioned for access to a wide range of amenities and well-regarded local schools. The city centre of Wakefield is close by, and the national motorway network is readily accessible, ideal for commuters.

## ACCOMMODATION

### RECEPTION HALL
Double panelled wooden entrance doors, central heating radiator concealed in cabinet, solid wood flooring, vaulted ceiling incorporating four timber double glazed velux windows, coving to the ceiling, inset spotlights and loft access hatch.

### W.C.
6'2" x 2'11" (1.9m x 0.9m)
Frosted window to the side and two piece white and chrome bathroom suite comprising laminate wash basin built into a high gloss vanity unit with chrome mixer tap and low flush w.c. Chrome ladder style ladder radiator, laminate flooring and extractor fan.

### DINING KITCHEN
16'8" x 11'10" (5.10m x 3.62m)
Range of contemporary wall and base shaker style units with quartz work surface over and tiled splash back, Belfast ceramic sink and drainer with swan neck mixer tap, integrated wine cooler, central island with breakfast bar, integrated twin oven and grill with five ring induction hob and extractor hood. Space for an American style fridge/freezer, integrated washing machine, integrated dryer, integrated full size dishwasher, composite side door, UPVC double glazed window to the side and UPVC double glazed box window with window seat to the front aspect. Coving to the ceiling, inset spotlights, two contemporary radiators and porcelain tiled floor.

### LIVING ROOM
20'11" x 12'1" (6.4m x 3.7m)
French doors leading out to the back garden, square bay window to the side, two contemporary central heating radiators, coving to the ceiling and multi fuel cast iron burner inset onto a slate hearth with solid wooden mantle above.

### BEDROOM FOUR
11'1"m x 5'7" (min) x 7'1" (max) (3.38mm x 1.72m (min) x 2.16m (max))
Window overlooking the rear garden, central heating radiator, coving to the ceiling, laminate flooring, storage cupboard and walk in wardrobe with fixed shelving and coat rack.

### BEDROOM TWO
11'5" x 9'6" (3.5m x 2.9m)
Window overlooking the rear garden, central heating radiator, coving to the ceiling and built in double wardrobe.

### BEDROOM ONE
9'10" x 14'2" plus walk in area (3.02m x 4.33m plus walk in area)
Coving to the ceiling, timber double glazed window to the front aspect, central heating radiator and fitted wardrobes with mirror glass sliding doors.

### BATHROOM/W.C.
9'2" x 9'0" (2.81m x 2.75m)
Four piece suite comprising walk in shower cubicle with two glass shower screens, mixer shower and rain shower head, concealed cistern low flush w.c., vanity wash hand basin with drawers and chrome waterfall mixer tap, freestanding bath with chrome waterfall mixer tap. Fully tiled walls and floor. Inset spotlights, extractor fan, large ladder style radiator and timber double glazed frosted window to the rear aspect.

### DINING ROOM
16'4" x 10'9" (5.0m x 3.3m)
Small window to the front, full width bi-folding doors to the sun room, solid wood flooring, central heating radiator and stairs to the first floor.

### SUN ROOM
17'11" x 11'7" (5.47m x 3.54m)
Vaulted ceiling, inset spotlights, bi-folding doors to the rear flooring, laminate flooring and media wall with electric fireplace and built in TV unit.

### BEDROOM THREE
16'0" x 11'1" (4.9m x 3.4m)
Timber double glazed window to the front elevation, central heating radiator, solid wood flooring and Velux roof lights to the side. Door to the modern en suite shower room.

### EN SUITE SHOWER ROOM/W.C.
2'5" (min) x 3'1" (max) x 9'0" (0.75m (min) x 0.94 (max) x 2.76m)
Modern three piece suite comprising enclosed shower cubicle with glass door and electric shower, concealed cistern low flush w.c. and wash basin with mixer tap. Fully tiled walls, laminate flooring, timber double glazed velux window to the vaulted ceiling, inset spotlights and ladder style radiator.

### OUTSIDE
To the front of the property is an attractive lawned garden with mature trees and manicured planted borders. A generously proportioned pebbled driveway sweeps around the front providing off road parking for at least twelve vehicles with water feature fountain and access to the integral double garage with an automated up and over door to the front, window to the rear, power and light and a water point connection. To the rear are two timber sheds, wood store and bin store area. Steps lead up to a Yorkshire stone paved patio area, perfect for entertaining and dining purposes with a paved pathway leading to a paved seating area with privet hedges bordering. The rear garden is split into two sections with the first being an attractive enclosed lawned garden with allotment style beds, large timber shed and timber pergola with built in seating. The second lawned garden is accessed via the sun room and living room with Yorkshire stone paved patio overlooking an attractive lawn. A timber gate provides access down a pathway leading to Hill Top Road making it a short walk to Newmillerdam Country Park.

### LOCATION
For precise location details, the property can be found via What3Words: ///asserts.thank.bookings.

### 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.