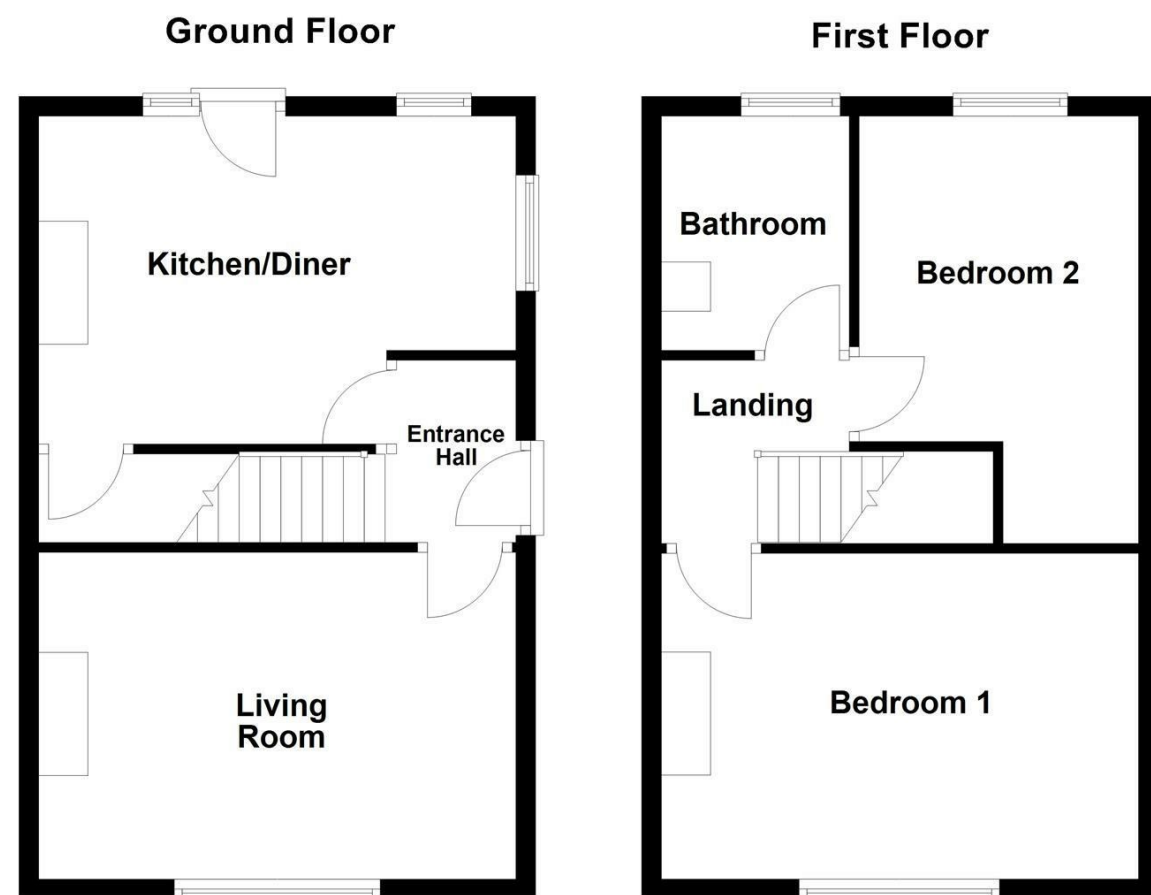




WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



35 Almshouse Lane, Newmillerdam, Wakefield, WF2 7ST

For Sale Freehold Offers In The Region Of £265,000

Situated in the idyllic village of Newmillerdam is this unique opportunity to acquire a two bedroom semi detached home, ideally suited to first time buyers, downsizers, professional couples and small families alike. Offering two well proportioned bedrooms, generous reception space, front and rear gardens and excellent potential throughout, this property presents a fantastic opportunity and must be viewed to be fully appreciated.

The accommodation briefly comprises an entrance hall with staircase to the first floor and doors leading to the living room and kitchen diner. The kitchen diner benefits from useful understairs storage and access to the rear garden. To the first floor, the landing provides access to the loft, two bedrooms and the house bathroom. Externally, the front garden is mainly laid to lawn with a concrete pathway leading to the side access door, enclosed by walling, dry stone boundaries and timber fencing. The rear garden is tiered and incorporates lawned areas, dry stone wall borders and a pebbled patio area ideal for outdoor dining and entertaining. There is also a useful brick built store, with the garden being fully enclosed by walling and timber fencing, making it suitable for both pets and children.

Newmillerdam is a highly regarded location, particularly for those seeking access to scenic countryside walks, with Newmillerdam Country Park only a short distance away. Other nearby attractions include Sandal Castle and Pugneys Country Park. Local bus routes serve the village, while Wakefield city centre and Sandal and Agbrigg train station provide rail links to Leeds, Manchester and London. The M1 motorway is also only a short drive away for those commuting further afield.

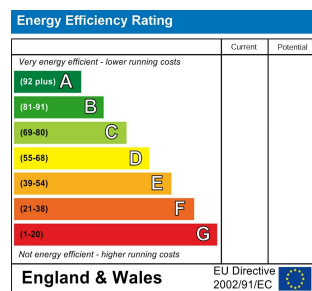
Only a full internal inspection will reveal all that this charming home has to offer. Early viewing is highly recommended.

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.



ACCOMMODATION

ENTRANCE HALL

Frosted UPVC double glazed front entrance door, central heating radiator, stairs to the first floor landing, doors leading to the living room and kitchen diner, and a fitted storage cupboard housing the Ideal combi boiler.

LIVING ROOM

10'11" x 15'10" [max] x 14'7" [min] [3.35m x 4.85m [max] x 4.47m [min]]

UPVC double glazed window to the front, central heating radiator and open fireplace with tiled hearth and mantel.



KITCHEN/DINER

10'11" x 15'10" [max] x 14'7" [min] [3.35m x 4.85m [max] x 4.47m [min]]

Fitted with a range of modern shaker style wall and base units with laminate work surface, stainless steel 1.5 sink and drainer with mixer tap, space and plumbing for a washing machine, space for an electric cooker with extractor above and space for a fridge freezer. Feature multi fuel burning stove with tiled hearth and surround. Two UPVC double glazed windows [side and rear] and UPVC double glazed door leading out to the rear garden. Spotlights to the ceiling, central heating radiator and access to understairs storage cupboard.



FIRST FLOOR LANDING

6'5" [max] x 6'1" [min] x 2'7" [1.96m [max] x 1.86m [min] x 0.80m]

Loft access and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE

10'11" x 15'10" [max] x 14'10" [min] [3.35m x 4.85m [max] x 4.54m [min]]

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



BEDROOM TWO

9'3" x 14'3" [max] x 10'11" [min] [2.82m x 4.35m [max] x 3.35m [min]]

UPVC double glazed window to the rear and central heating radiator.



BATHROOM/W.C.

7'11" [max] x 6'3" [min] x 5'4" [2.42m [max] x 1.92m [min] x 1.65m]

Frosted UPVC double glazed window to the rear, central heating radiator, spotlights to the ceiling and extractor fan. Wash basin set within vanity unit with storage below and mixer tap, and panelled bath with mixer tap, shower attachment and glass screen. Partial wet wall panelling.



OUTSIDE

To the front, the garden is mainly laid to lawn with planted beds containing mature shrubs and flowers, along with a concrete pathway leading down the side of the property to the side entrance. The front is enclosed by fencing and sections of dry stone walling. To the rear, the garden is tiered with an upper lawn area and planted beds with dry stone walling, and a lower paved patio area ideal for outdoor dining and entertaining. There is also a brick built coal store, with the garden fully enclosed by walling and timber fencing, making it suitable for both pets and children.



COUNCIL TAX BAND

The council tax band for this property is C.

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.