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






# 645 Barnsley Road, Newmillerdam, Wakefield, WF2 6QF

## For Sale Freehold £575,000

Enjoying a pleasant tucked away position down a private lane and set within beautifully maintained gardens, this superbly appointed true four bedroom detached bungalow offers spacious and versatile accommodation extending to approximately 1,800 sq. ft. Perfectly positioned in the heart of sought after Newmillerdam, the property combines privacy, elegance, and convenience.

The accommodation briefly comprises a welcoming entrance hall, guest w.c., spacious living room, separate dining room, and a modern fitted kitchen with adjoining utility room. The principal bedroom benefits from an en suite shower room, while there are three further well proportioned bedrooms, one of which could easily serve as a formal dining room, home office, or snug. Externally, the property sits within attractive lawned gardens complemented by mature planting and a high degree of privacy. Stone flagged terrace patios to both the side and rear provide the perfect setting for outdoor dining and entertaining, while a private driveway offers ample off street parking.

Ideally located in the prime part of Newmillerdam, within walking distance of the picturesque dam, popular pubs, and well regarded eateries, the property also offers excellent access to Wakefield city centre and the wider motorway network.

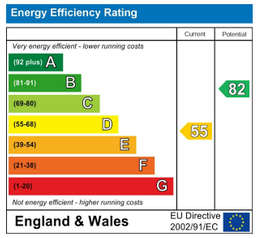
Finished to an exceptional standard throughout, this impressive home represents an outstanding opportunity for families, professionals, or those seeking a spacious and refined single storey residence in one of Wakefield's most desirable settings.

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.



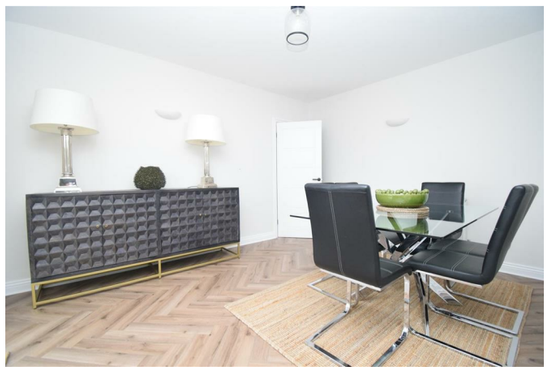
## ACCOMMODATION

### ENTRANCE HALL
A double glazed UPVC door with window to the front. Provides access to the w.c., living room and inner hallway leading to the rest of the accommodation.

### W.C.
A double glazed UPVC window to the rear, low flush w.c, wash basin, radiator and tiled flooring.

### LIVING ROOM
18'4" x 16'3" (5.60m x 4.97m)
A spacious and bright living area with double glazed French doors to the side, double glazed window to the rear and additional window to the side. A gas fire with an attractive full limestone surround and a central heating radiator. A squared archway opens into the dining room.

### DINING ROOM
13'10" x 11'1" (4.22m x 3.40m)
A radiator and double glazed UPVC window providing ample space for a family dining table. A connecting door leads into the hallway, which gives access to the kitchen, bedrooms, utility and bathroom.



### KITCHEN
13'10" x 11'1" (4.22m x 3.38m)
A beautifully fitted contemporary kitchen with a range of bespoke wall and base units topped with quartz worktops, incorporating a stainless steel sink with mixer tap. An integrated oven and grill, touch screen electric hob with filter hood above and space for a dishwasher and fridge freezer. Finished with herringbone flooring, recessed spotlights, a composite door and double glazed windows on either side.

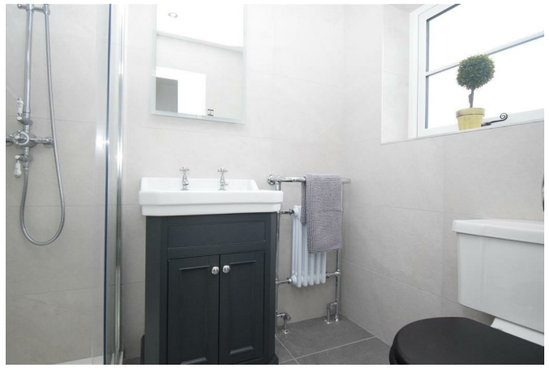


### UTILITY ROOM/W.C.
6'11" x 6'3" (2.11m x 1.93m)
Fitted with contemporary wall and base units with a work surface over, incorporating a stainless steel sink, drainer, and mixer tap. A door and double glazed window and plumbing for a washing machine.

### BEDROOM ONE
19'5" x 12'9" (5.94m x 3.89m)
A generously proportioned main bedroom with fitted wardrobes, radiator and double glazed UPVC windows to both the side and rear elevations.



### EN SUITE W.C.
Comprising a low flush w.c., heated towel radiator, vanity wash basin with cupboard storage and a walk-in shower with mixer fittings. Fully tiled walls and flooring and a frosted double glazed UPVC window.



### HOUSE BATHROOM/W.C.
8'7" x 6'9" (2.64m x 2.06m)
Fitted with a low flush w.c, vanity wash basin with cupboards beneath and a panelled bath with power shower over. Fully tiled walls and flooring, radiator and frosted double glazed UPVC window.



### BEDROOM TWO
13'10" x 8'11" (4.24m x 2.72m)
A central heating radiator and double glazed UPVC window.



### BEDROOM THREE
11'1" x 9'1" (3.40 x 2.77)
A radiator and double glazed UPVC window overlooking the garden.

### BEDROOM FOUR/SITTING ROOM
11'1" x 9'1" (3.40 x 2.77)
A radiator and double glazed UPVC window overlooking the garden.

### OUTSIDE
Externally, the property enjoys stone flagged terrace patios to both the side and rear, perfect for outdoor dining and entertaining. The attractive lawned garden features mature planting and enjoys a high degree of privacy.



### COUNCIL TAX BAND
The council tax band for this property is D.

### FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.