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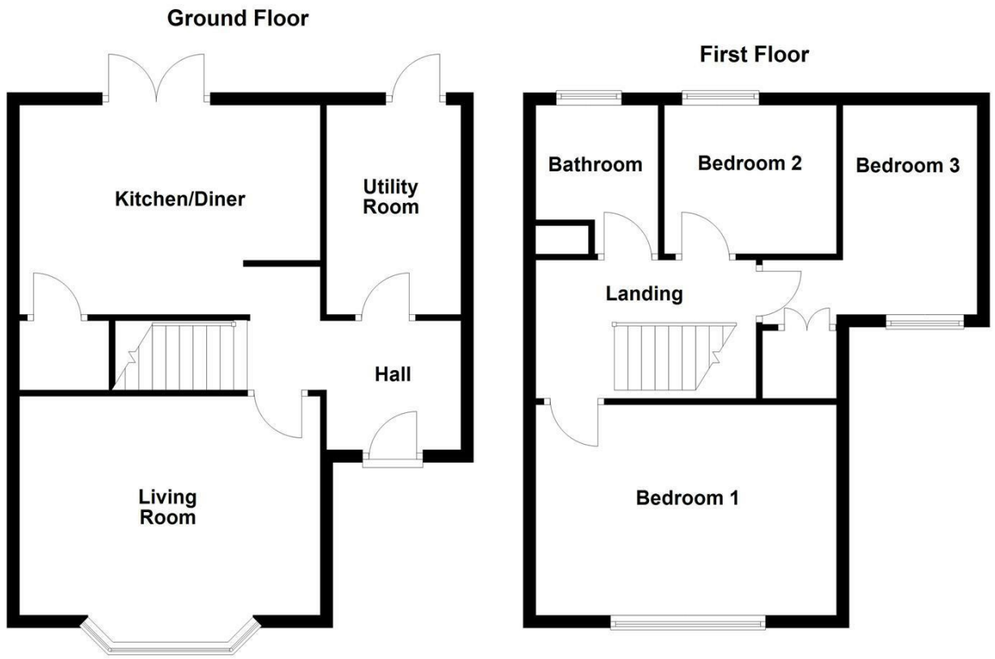


27 Almshouse Lane, Newmillerdam, Wakefield, WF2 7ST

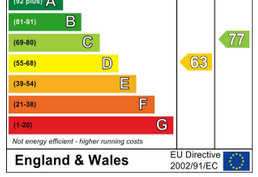
For Sale Freehold £290,000

Offered for sale is this well proportioned three bedroom semi detached home, ideally situated in the sought after residential location of Newmillerdam, Wakefield.

The property briefly comprises an entrance hall with attractive Yorkshire stone flooring, providing access to a utility room and leading through to the main hallway, where stairs rise to the first floor. The kitchen diner is fitted with granite work surfaces and features UPVC patio doors opening onto the rear garden, as well as useful understairs storage. The lounge benefits from a UPVC double glazed window overlooking the front elevation. To the first floor, the landing provides loft access and leads to two generously sized double bedrooms, along with a well proportioned single bedroom featuring useful over stairs storage. The accommodation is completed by a three piece family bathroom suite. Externally, to the front of the property is a tarmac driveway providing off street parking, alongside a lawned garden and access to the entrance hall. To the rear is a well maintained, south east facing garden arranged over two tiers, incorporating a flagged patio seating area, rockery, and a lawn, all enclosed by timber fencing.

Further benefits include UPVC double glazing and gas central heating, making this an ideal home for young or growing families. The property is offered in ready-to-move-into condition and is conveniently located within close proximity to Newmillerdam Country Park, a selection of local pubs and restaurants, scenic countryside walks, and a range of well regarded schools, shops, and amenities.

An internal viewing is highly recommended to fully appreciate the quality and location of this excellent home.



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
Accessed via a timber external door, the entrance hall features Yorkshire stone flagged flooring and provides access to the utility room. It opens into the inner hallway, where there is a staircase rising to the first floor and access through to both the lounge and kitchen diner.

LIVING ROOM
15'4" x 10'8" (4.68m x 3.27m)
With carpeted flooring, a central heating radiator, and a UPVC double glazed bay window to the front elevation. The room also features an exposed fireplace, creating a focal point.

KITCHEN DINER
15'9" x 10'5" (4.82m x 3.20m)
Fitted with laminate flooring and a range of wall and base units with black granite work surfaces incorporating an inset stainless steel sink with mixer tap and drainer, complemented by tiled splashbacks. There is a range cooker with matching splashback, integrated dishwasher, and UPVC patio doors leading out to the rear garden. The room also benefits from useful understairs storage.

UTILITY ROOM
8'11" x 10'5" (2.74m x 3.20m)
With Yorkshire stone flooring, a UPVC external door leading to the rear garden, and space and plumbing for a washing machine and dryer, with power and lighting installed.

FIRST FLOOR LANDING
With carpeted flooring, built in over stairs storage, loft access, and doors leading to bedrooms and the house bathroom.

BEDROOM ONE
13'6" x 10'8" (4.12m x 3.26m)
A generously sized double room featuring fitted wardrobes, spotlights to the ceiling, carpeted flooring, a central heating radiator, and a UPVC double glazed window to the front elevation.

BEDROOM TWO
8'9" x 7'5" (2.69m x 2.27m)
With carpeted flooring, central heating radiator, UPVC double glazed window to the rear elevation, and spotlights to the ceiling.

BEDROOM THREE
10'9" x 7'1" (3.29m x 2.17m)
With carpeted flooring, central heating radiator, and a UPVC double glazed window to the front elevation.

BATHROOM
7'4" x 7'2" (2.24m x 2.20m)
Fitted with tiled flooring and part-tiled walls, comprising a low flush WC, pedestal wash basin with mixer tap, and panelled bath with shower attachment. There is a central heating radiator and a frosted UPVC double glazed window to the rear elevation, along with a useful airing cupboard.

OUTSIDE
To the front of the property is a driveway providing off street parking for two vehicles, along with a lawned garden leading to the entrance. To the rear is a tiered garden featuring a paved patio area, rockery, and a lawned second tier, all enclosed by timber fencing and enjoying a south east facing aspect.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.