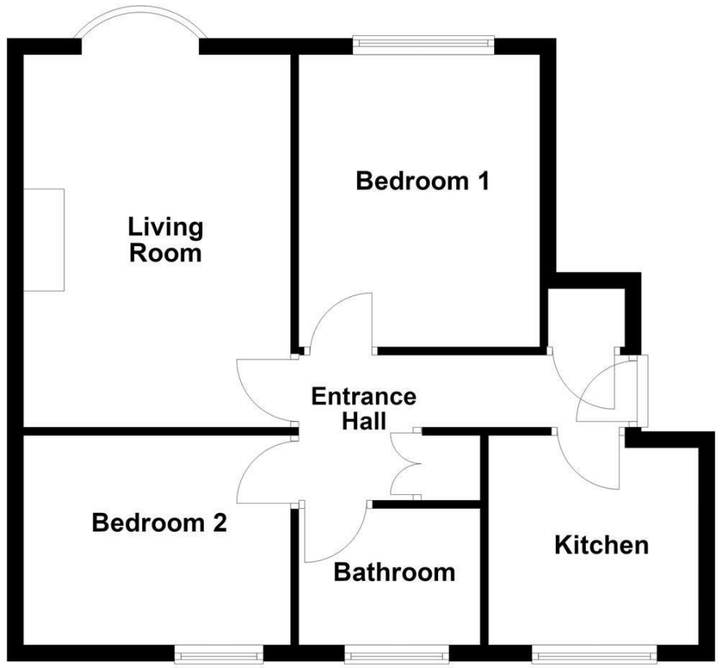
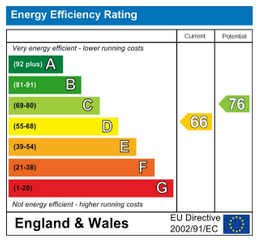
Ground Floor





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



4 Lake Court, Newmillerdam, Wakefield, WF2 7SX

For Sale Leasehold £220,000

Nestled within a sought after cul de sac in the highly desirable Newmillerdam area of Wakefield is this superbly presented two bedroom ground floor apartment. Offering well proportioned accommodation throughout, the property benefits from two good sized bedrooms, generous reception space, an unusually large private garden for this style of property with a fantastic view towards Newmillerdam Lake, off road parking and a single detached garage.

The accommodation briefly comprises an entrance hall providing access to two bedrooms, the living room, kitchen and bathroom, together with a useful storage cupboard. Externally, the property enjoys an impressive private garden with lawned areas, gravelled pathways, paved seating areas and an attractive variety of mature shrubs and planting, creating a pleasant space for outdoor dining and relaxation. To the rear, a tarmac driveway provides off road parking for two vehicles and leads to a single detached garage with an up and over door.

Newmillerdam is one of Wakefield's most sought after locations, offering a superb blend of village charm and convenient access to local amenities. Well regarded public houses, shops and schools can be found within easy reach, with a wider range of facilities available in Wakefield city centre. Regular bus services operate nearby, while Wakefield's railway stations provide excellent connections to destinations including Leeds, Manchester and London. The M1 and M62 motorway networks are also within easy reach, making the property particularly convenient for commuters. Newmillerdam Country Park is close by and provides scenic woodland and lakeside walks, while Sandal Castle and Pugneys Country Park are also within easy reach for those who enjoy the outdoors.

An early viewing is highly recommended to fully appreciate the accommodation, private outdoor space and excellent location this attractive ground floor apartment has to offer.



ACCOMMODATION

ENTRANCE HALL
Timber framed front entrance door with frosted glazed panels leading into the entrance hall. Picture rail, central heating radiator, double door storage cupboard and access to a further useful storage cupboard. Doors provide access to the kitchen, living room, two bedrooms and bathroom.

BEDROOM ONE
9'8" x 11'9" (2.95m x 3.60m)
UPVC double glazed window overlooking the rear elevation, coving to the ceiling, central heating radiator and fitted wardrobes.





BEDROOM TWO
8'7" x 10'9" (2.63m x 3.30m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling, central heating radiator and a range of fitted storage cupboards.



BATHROOM/W.C.
5'4" x 7'0" (1.65m x 2.15m)
Fitted with a low flush W.C., pedestal wash basin with mixer tap and tiled splashback, together with a panelled bath with mixer tap, electric shower attachment and glazed shower screen. Tiled surround. Frosted UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator.



KITCHEN
8'5" x 8'5" (2.57m x 2.57m)
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Four ring electric hob with partial glazed splashback and extractor hood above, integrated oven, space and plumbing for a washing machine and space for a fridge freezer. UPVC double glazed window overlooking the front elevation and coving to the ceiling.



LIVING ROOM
14'11" x 10'11" (4.56m x 3.35m)
UPVC double glazed bow window overlooking the rear elevation, coving to the ceiling and central heating radiator. Feature log burner style electric fire with laminate hearth, surround and mantle.

OUTSIDE
The property benefits from a predominantly lawned garden with a pebbled patio area, ideal for outdoor dining and entertaining, together with a variety of mature flowers and shrubs. To the rear of the development is a tarmac driveway providing off road parking for two vehicles, together with a single mid-terrace garage with up and over door.





LEASEHOLD
A copy of the lease is held on our file at the Wakefield office.

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

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.