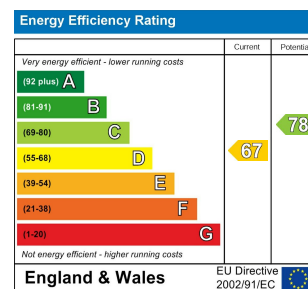
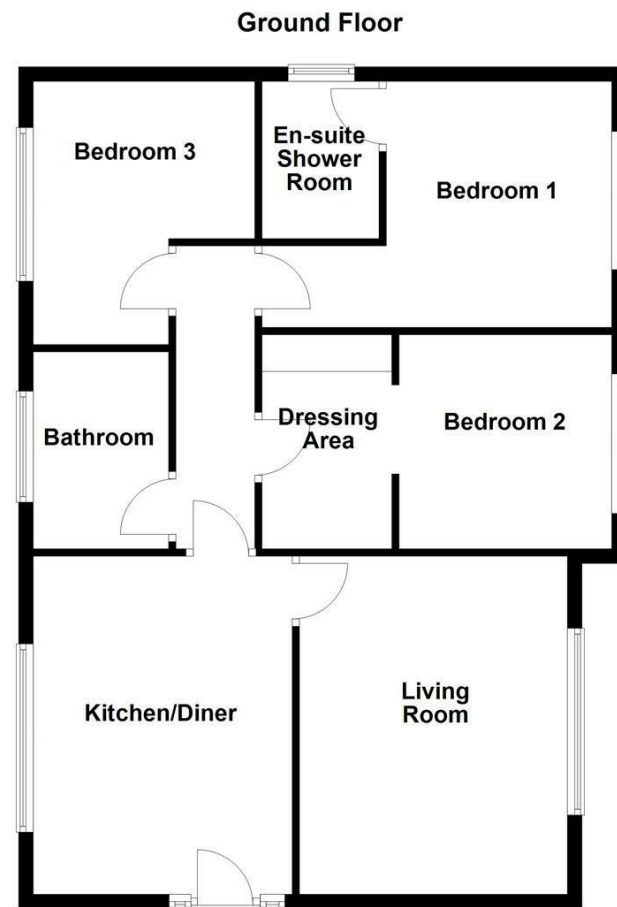




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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any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

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 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.

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 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.

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 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.



**51A School Hill, Newmillerdam, Wakefield, WF2 7SP**  
**For Sale Freehold £550,000**

Finished to an exceptionally high standard throughout is this impressive three bedroom detached true bungalow, offering stylish and contemporary accommodation, modern interiors and private gardens, in the sought after village of Newmillerdam, within walking distance to the lake.

The property features a modern shaker style kitchen fitted with integrated appliances, quartz work surfaces and herringbone LVT flooring. There is a spacious living room with a limestone electric fireplace, and from the kitchen an inner hallway provides access to the remainder of the accommodation. All internal doors are solid oak with chrome fittings, reflecting the quality finish throughout. The bungalow offers three bedrooms. Bedroom one benefits from en suite shower facilities, while bedroom two includes a dedicated dressing area with fitted wardrobes featuring smoked sliding glass doors. Both bedrooms enjoy an open aspect to the side of the property. The third bedroom overlooks the rear garden. The stunning house bathroom is fitted with a contemporary three piece suite, fully tiled walls and floor, and incorporates both a bath and separate shower. Externally, the front of the property features a block paved driveway providing ample off road parking for several vehicles, leading to a single detached garage with electric roller door, power and lighting. The exterior benefits from comprehensive outdoor lighting. To the side and rear, the landscaped garden includes a large paved patio area, hot and cold outdoor water connections, double external power sockets and an attractive lawned garden with planted borders. The garden is fully enclosed by fencing on three sides.

Situated in the popular village of Newmillerdam, the property is within walking distance of local amenities, schools, restaurants and public houses, and is ideally positioned for countryside walks. There is convenient access to the M1 motorway and regular bus routes to and from Wakefield city centre.

An exceptional bungalow offering quality, style and location. An early viewing is highly recommended.



## ACCOMMODATION

### KITCHEN/DINER

15'2" x 11'8" [4.63m x 3.57m]

A composite front entrance door with frosted glazed side panel. Fitted with a range of wall and base units with quartz work surfaces and matching upstands, 1.5 stainless steel sink and drainer with draining grooves set into the work surface, cupboard housing the condensing boiler, integrated Bosch oven and grill, integrated Bosch microwave, separate five ring induction hob with quartz splashback and cooker hood, integrated full size Bosch dishwasher, integrated washing machine and fridge/freezer. UPVC double glazed window to the side, herringbone effect LVT flooring, central heating radiator, inset spotlights, loft access and solid oak doors with chrome handles leading to the living room and inner hallway.



### LIVING ROOM

12'0" x 15'3" [3.68m x 4.65m]

UPVC double glazed window to the side elevation, inset spotlights to the ceiling and electric fire with limestone surround.



### INNER HALLWAY

The inner hallway has herringbone effect LVT flooring, central heating radiator, inset spotlights, loft access and solid oak doors leading to the bathroom and three bedrooms.

### BATHROOM/W.C.

5'10" x 8'10" [1.78m x 2.70m]

Three piece suite comprising panelled bath with full tiled surround, wall mounted mixer tap and mixer shower with chrome rainfall head and glass screen, low flush WC and wash basin with mixer tap set into floating high gloss vanity drawers. LED lit vanity mirror, ladder style radiator in light grey, fully tiled walls and floor, extractor fan and UPVC double glazed frosted window to the side elevation.



### BEDROOM ONE

15'8" [max] x 10'1" [min] x 11'9" [4.80m [max] x 3.08m [min] x 3.59m]

UPVC double glazed window to the side elevation, central heating radiator, inset spotlights and door leading to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

4'10" x 7'8" [1.48m x 2.34m]

Walk in shower cubicle with glass screen and black fittings including rainfall shower head and attachment, low flush WC, wall hung wash basin with black mixer tap set into vanity drawers, illuminated mirror, inset spotlights, extractor fan, fully tiled walls and floor and UPVC double glazed frosted window to the rear.



### BEDROOM TWO

9'8" x 8'11" [2.97m x 2.73m]

UPVC double glazed window to the side elevation, central heating radiator and inset spotlights.



### DRESSING AREA

5'9" x 6'11" [1.77m x 2.13m]

Double fitted wardrobe with smoked mirrored sliding doors, inset spotlights and central heating radiator, opening into bedroom two.

### BEDROOM THREE

11'9" [max] x 7'9" [min] x 9'11" [3.59m [max] x 2.38m [min] x 3.04m]

UPVC double glazed window to the side elevation, central heating radiator and inset spotlights.

### OUTSIDE

Externally to the front is a large block paved driveway providing ample off road parking and leading to a single detached garage with electric roller door, power and light. The side and rear gardens incorporate Indian stone paved patio areas, lawned sections with sleeper edged borders, additional paved seating areas and pebbled features, enclosed by timber fencing. Please note there is shared access from the main road between neighbours, which in turn leads to a private driveway for number 51a.



### 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.