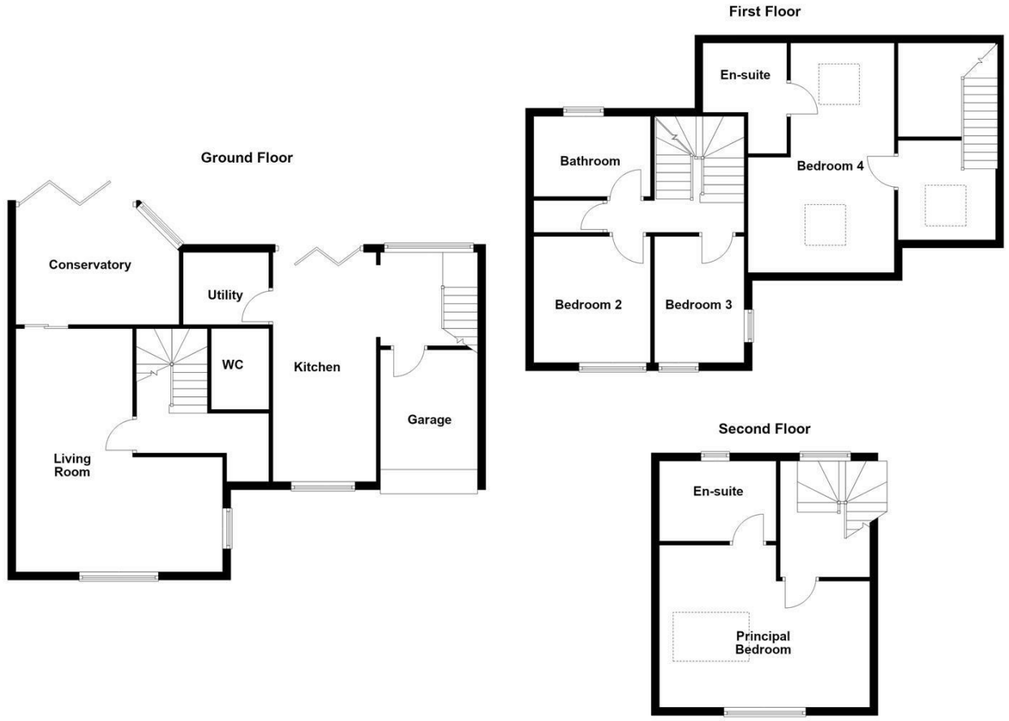
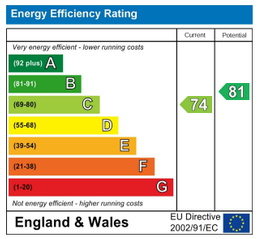




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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8 Mill Farm Drive, Newmillerdam, Wakefield, WF2 6QP

For Sale Freehold £685,000

A deceptively spacious four bedroom detached family home, occupying a desirable position within this exclusive development in the heart of highly sought after Newmillerdam. Offering versatile accommodation arranged over three floors, the property is presented to an impressive standard throughout and demonstrates a high level of attention to detail.

The property benefits from sealed unit double glazed windows & gas fired central heating. It also benefits from: new air conditioning, a new boiler, log burner, EV charging point, alarm system & CCTV.

The accommodation is entered via a welcoming entrance hall with a guest cloakroom positioned to the rear. The main living room is arranged in an attractive L-shaped design, with windows to two elevations and a doorway leading through into the conservatory, which enjoys a pleasant outlook over the private rear garden. The dining kitchen is fitted to an excellent standard with a bespoke range of units, provision for a range style cooker and bi-folding doors opening directly onto the rear garden. A step leads through to an adjoining sitting area, where a secondary staircase provides access to the upper floor. A utility room and useful built-in storage complete the ground floor accommodation. To the first floor, the main landing provides access to two bedrooms positioned to the front of the property, together with a beautifully appointed family bathroom to the rear. A secondary staircase leads to a further double bedroom with its own en suite shower room, offering excellent flexibility for guests, older children or those seeking a degree of privacy. The principal bedroom occupies the second floor and provides a particularly impressive retreat, with a generous bedroom area, fitted wardrobes and access to a well appointed en suite shower room. Externally, to the front is a neat garden together with a block paved driveway providing off street parking, further complemented by an EV charging point. To the rear is a private and thoughtfully landscaped garden, designed for ease of maintenance and incorporating artificial lawned areas, patio seating spaces and a pergola.

The property is situated within this exclusive development in the heart of fashionable Newmillerdam, within easy reach of a good range of local shops, schools and recreational facilities, together with the scenic walks surrounding Newmillerdam itself. A wider range of amenities can be found in nearby Wakefield city centre, which also benefits from mainline railway connections and convenient access to the national motorway network.

Only a full internal inspection will truly reveal the space, versatility, specification and quality this impressive family home has to offer. An early viewing is highly recommended.



ACCOMMODATION

RECEPTION HALL
Composite front entrance door leading into the reception hall. Stone tiled flooring, old school style central heating radiator and staircase providing access to the first floor with useful understairs storage cupboard.

GUEST CLOAKROOM
6'6" x 3'7" (2.0m x 1.10m)
Part panelled walls and fitted to an attractive standard with a two piece white suite comprising wall mounted wash basin and low flush W.C. with concealed cistern. Old school style central heating radiator.

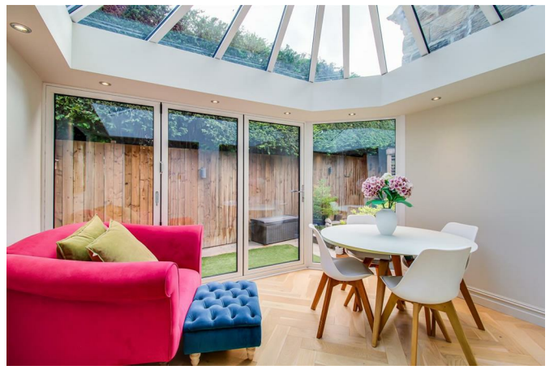
LIVING ROOM
19'8" x 16'0" (6.0m x 4.90m)
Generously proportioned L-shaped living room with dado panelling, herringbone style wood flooring and two old school style central heating radiators. Shuttered windows overlook the front and side elevations, while a contemporary tall wood burning stove creates an attractive focal point. Sliding door providing access through to the conservatory.



CONSERVATORY
12'1" x 9'6" (3.70m x 2.90m)
Lantern style roof, wood strip flooring and bi-folding doors opening directly onto the rear garden.

KITCHEN
18'8" x 8'6" (5.70m x 2.60m)
Fitted with an impressive range of bespoke units with quartz stone work surfaces and matching upstands, incorporating a Belfast style ceramic sink unit. Provision for a range style cooker, integrated dishwasher, large vertical central heating radiator and shuttered window overlooking the front elevation. Bi-folding doors provide direct access onto the rear garden.

SITTING AREA
7'10" x 7'6" (2.40m x 2.30m)
Bi-folding windows overlooking the rear garden, tall vertical central heating radiator and secondary staircase providing access to the first floor.



UTILITY ROOM
6'10" x 5'10" (2.10m x 1.80m)
Fitted with a further range of storage cupboards with butcher block style work surfaces over, incorporating a ceramic sink unit. Space and plumbing for a washing machine and old school style central heating radiator.

REPURPOSED GARAGE
11'5" x 7'10" (3.50m x 2.40m)
Automated up and over door providing access from the front.

FIRST FLOOR LANDING
Main landing area with access to the bedrooms, family bathroom and a useful walk in storage cupboard.

BEDROOM TWO
10'2" x 8'6" (3.10m x 2.60m)
Shuttered window overlooking the front elevation and central heating radiator.



BEDROOM THREE
10'2" x 6'10" (3.10m x 2.10m)
Shuttered windows overlooking the front and side elevations and old school style central heating radiator.

FAMILY BATHROOM
9'6" x 6'2" (2.90m x 1.90m)
Frosted shuttered window overlooking the rear elevation and old school style central heating radiator. Fitted to an attractive standard with a three piece white and chrome suite comprising roll top ball and claw foot bath with telephone style shower attachment and independent rainfall style shower above, vanity wash basin with storage cupboard below and low flush W.C. Part tiled walls and tiled flooring.

ADDITIONAL FIRST FLOOR LANDING AREA
Secondary landing area with Velux style roof window overlooking the front elevation.

BEDROOM FOUR
18'8" x 11'9" (max) (5.70m x 3.60m (max))
Old school style central heating radiator, two Velux style roof windows set within the characterful sloping ceilings and an air conditioning unit. Door providing access to the en suite shower room.



EN SUITE SHOWER ROOM
6'6" x 6'6" (2.0m x 2.0m)
Fitted with a contemporary three piece suite comprising shower enclosure with twin head shower and glazed screen, vanity wash basin and low flush W.C. Heated towel radiator and extractor fan.

SECOND FLOOR PRINCIPAL BEDROOM
13'1" x 13'1" (4.0m x 4.0m)
Shuttered window overlooking the front elevation, Velux style roof lights set within the characterful sloping ceiling and part panelled walls. Old school style central heating radiator, full width range of fitted wardrobes and air conditioning cassette.



EN SUITE SHOWER ROOM
9'6" x 6'2" (2.90m x 1.90m)
Frosted shuttered window overlooking the rear elevation and part tiled walls. Fitted with a high quality three piece suite comprising wide shower enclosure with twin head shower, vanity wash basin with drawer storage below and low flush W.C. Old school style central heating radiator and extractor fan.

OUTSIDE
To the front of the property is a neat artificial lawned garden with attractive old stone boundary wall. A double width block paved driveway provides side-by-side off road parking for three vehicles. To the rear is a particularly attractive and private garden, thoughtfully landscaped with artificial lawned areas, stone paved patio seating spaces and a pergola. The garden enjoys an excellent degree of privacy and provides an ideal setting for outdoor dining and entertaining.



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

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.