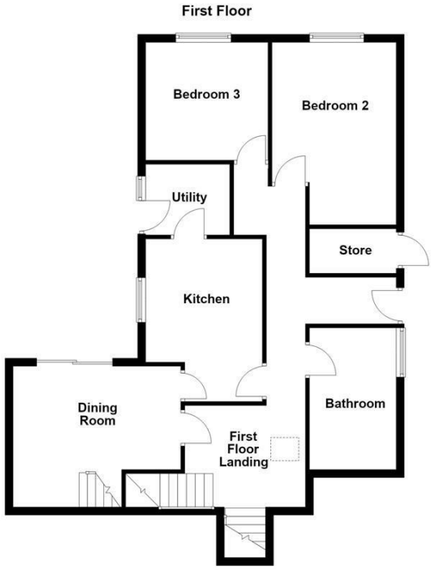
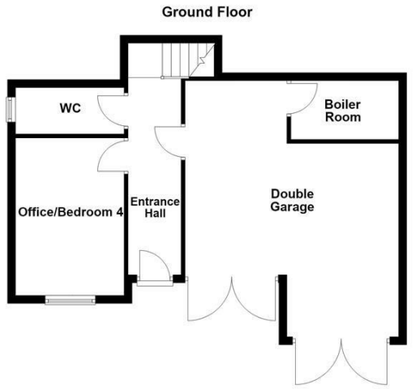
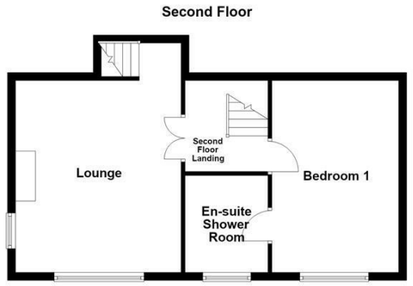




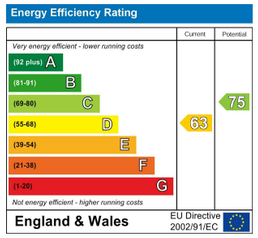


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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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23A Hill Top Road, Newmillerdam, Wakefield, WF2 6PZ

For Sale Freehold £680,000

Situated in the beautiful and highly sought after location of Newmillerdam is this substantial four bedroom detached home, offering spacious and versatile split-level accommodation ideally suited to growing families. Boasting generous reception space, ample off road parking and an attractive enclosed rear garden, this impressive property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with staircase providing access to the first floor landing, together with doors leading to the office/bedroom four, downstairs W.C. and double garage. The garage benefits from power and lighting, access to the boiler room and timber double entrance doors. To the first floor, the landing provides access to the second floor, the side of the property and a range of further rooms including the dining room, kitchen, bedrooms two and three and the house bathroom. The kitchen leads through to a separate utility room, which in turn provides side access, while the dining room enjoys direct access out to the rear garden. The second floor accommodates the principal bedroom, which benefits from en suite shower room facilities, together with the spacious lounge. The lounge is interconnected with the dining room, enhancing the split-level layout and creating a particularly versatile arrangement for both everyday family living and entertaining. The property also benefits from useful loft storage spaces. Externally, to the front is an attractive garden incorporating mature shrubs, stone walling and established hedging. A tarmac driveway provides off road parking for several vehicles and leads to both the front entrance and double garage. The rear garden can be accessed directly from the property as well as from either side of the front. Stone pathways lead up into a tiered garden incorporating lawned areas, mature trees and shrubbery, together with paved patio seating areas ideal for outdoor dining and entertaining. Established hedging provides a good degree of enclosure and privacy.

Newmillerdam is one of Wakefield's most desirable locations and is particularly popular with families. Local shops, schools and well regarded public houses can be found nearby, with a wider range of amenities available in Wakefield city centre. Regular bus services operate close by, while Sandal & Agbrigg railway station is within easy reach. Wakefield city centre also provides two further railway stations with connections to Leeds, Manchester and London. The M1 and M62 motorway networks are only a short drive away, making the property particularly convenient for commuters. Newmillerdam is also renowned for its picturesque setting and scenic walking routes, with Sandal Castle and Pugneys Country Park both within easy reach.

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



ACCOMMODATION

ENTRANCE HALL
4'4" x 19'2" (1.33m x 5.85m)
Timber framed front entrance door with glazed panel leading into the entrance hall. Coving to the ceiling, picture rail, central heating radiator and staircase providing access to the first floor landing. Doors provide access to the office/bedroom four, downstairs W.C. and double garage.

OFFICE/BEDROOM FOUR
12'11" x 8'11" (3.95m x 2.72m)
Two timber framed double glazed windows overlooking the front elevation, central heating radiator and coving to the ceiling.



DOWNSTAIRS W.C.
9'0" x 3'10" (2.75m x 1.17m)
Frosted timber framed double glazed window overlooking the side elevation, central heating radiator and shaver point. Fitted with a concealed cistern low flush W.C. and wash basin with mixer tap set within a vanity unit with storage below.

DOUBLE GARAGE
17'6" x 16'2" (max) x 10'4" (min) (5.35m x 4.95m (max) x 3.15m (min))
Two timber framed double garage doors with frosted glazed panels, power and lighting throughout and access to the boiler room.

BOILER ROOM
8'10" x 4'9" (2.70m x 1.45m)
Housing the combination boiler.

FIRST FLOOR LANDING
9'11" x 26'4" (max) x 3'3" (min) (3.03m x 8.05m (max) x 1.0m (min))
Sky light, two central heating radiators, coving to the ceiling and partial loft access. Staircase providing access to the second floor landing and doors leading to the dining room, kitchen, house bathroom, side access and bedrooms two and three.

BEDROOM TWO
15'10" x 16'3" (max) x 9'6" (min) (4.85m x 4.97m (max) x 2.90m (min))
Three timber framed double glazed windows overlooking the rear elevation, coving to the ceiling, central heating radiator and a range of fitted wardrobes.



BEDROOM THREE
9'8" x 9'0" (2.95m x 2.75m)
Two timber framed double glazed windows overlooking the rear elevation, coving to the ceiling, central heating radiator and a range of fitted wardrobes and storage units.

BATHROOM
11'2" x 6'4" (3.42m x 1.95m)
Two frosted timber framed double glazed windows overlooking the side elevation, shaver point and central heating radiator. Fitted with a low flush W.C., separate bidet, pedestal wash basin, corner panelled bath with mixer tap and separate shower enclosure with electric shower and glazed screen. Fully tiled walls.



DINING ROOM
13'2" x 11'3" (max) x 8'0" (min) (4.02m x 3.45m (max) x 2.45m (min))
Sloping ceiling, central heating radiator and a set of double glazed sliding doors opening onto the rear garden. Staircase providing access up to the main lounge.

KITCHEN
9'5" x 13'5" (max) x 12'1" (min) (2.88m x 4.10m (max) x 3.70m (min))
Three timber framed double glazed windows overlooking the side elevation, central heating radiator, spotlights to the ceiling and door providing access to the utility room. Further access is provided to the dining room. Fitted with a range of wall and base units with granite work surfaces over, incorporating a 1 1/2 bowl stainless steel inset sink with mixer tap and tiled splashbacks. Four ring induction hob with stainless steel extractor hood above, integrated oven, integrated fridge freezer and integrated microwave.



UTILITY ROOM
5'9" x 6'11" (1.77m x 2.12m)
Timber framed window and timber framed door providing access to the side elevation. Fitted with a range of wall and base units with laminate work surfaces over, together with space and plumbing for a washing machine and dishwasher. Central heating radiator.

SECOND FLOOR LANDING
7'0" x 6'7" (max) x 3'3" (min) (2.15m x 2.02m (max) x 1.0m (min))
Loft access, coving to the ceiling and doors providing access to the lounge and principal bedroom.

LOUNGE
17'2" x 13'9" (max) x 12'7" (min) (5.25m x 4.20m (max) x 3.86m (min))
Four timber framed double glazed windows overlooking the front elevation and a further window to the side. Additional access is provided from the dining room. Coving to the ceiling, central heating radiator and feature decorative fireplace with marble hearth and surround and wooden mantle.



BEDROOM ONE
10'5" x 15'7" (3.20m x 4.75m)
Three timber framed double glazed windows overlooking the front elevation, central heating radiator and a range of fitted wardrobes and storage units. Door providing access to the en suite shower room.



EN SUITE SHOWER ROOM
6'6" x 7'11" (2.0m x 2.42m)
Two frosted timber framed double glazed windows overlooking the front elevation, ladder style central heating radiator and shaver point. Fitted with a concealed cistern low flush W.C., ceramic wash basin set within a vanity unit with storage below, further fitted vanity storage and shower enclosure with mains fed shower and glazed screen. Fully tiled walls.

OUTSIDE
The front garden is attractively planted with mature trees, shrubs and flowers, together with established hedging and stone walling. A tarmac driveway provides off road parking for several vehicles and leads to the double garage and front entrance. Stone pathways provide access along both sides of the property to the rear garden. The rear garden is predominantly laid to lawn and incorporates a wealth of mature shrubs and trees, together with split-level paved patio areas ideal for outdoor dining and entertaining. Stone walling adds further character throughout the garden, which is fully enclosed by mature hedging.

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.