



633b Barnsley Road

For Sale £750,000

Newmillerdam, Wakefield, WF2 6QE

Holroyd Miller have pleasure in offering for sale this stunning stone built detached family home offering stunning and imaginative accommodation over two levels and occupying an enviable position on the edge of Newmillerdam with open aspect to the front with south facing views. Built to a high specification with additional accommodation available over the garage and briefly comprising: ground floor entrance reception hallway with open staircase, four bedrooms, two with en suites, stunning house bathroom. To the first floor, superb open plan living room with vaulted ceiling with exposed beams and log burner, opening to stunning breakfast kitchen area with granite worktops, integrated appliances, formal dining area with feature parquet flooring and paneling with French doors leading onto the rear garden, separate utility room, office/sitting room. Outside, secured off street parking with automated gates leading to detached double garage, lawn gardens to the front, hobby room above the garage, to the rear, stunning outside space with covered outside kitchen with extensive decking area with steps leading to further raised area making the most of the views. A unique home offering well planned accommodation in this sought-after location of Newmillerdam within easy reach of local pubs and restaurants, excellent walks and cycle routes around the Dam and neighbouring villages yet at the same time offering excellent access to the motorway network and local rail services. Offered with NO CHAIN.

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GROUND FLOOR ENTRANCE RECEPTION HALLWAY

With feature open staircase with under stairs storage cupboard, central heating radiators.

MASTER BEDROOM TO FRONT

15' 0" x 11' 5" (4.58m x 3.48m)

With double glazed window, central heating radiator.

ENSUITE SHOWER ROOM

Furnished with modern white suite, being tiled with contemporary style tiling, low flush w/c, pedestal wash basin, shower cubicle, chrome heated towel rail.

BEDROOM TO FRONT

11' 11" x 9' 9" (3.64m x 2.99m)

With fitted loft style king size bed, double glazed window, central heating radiator.

GUEST BEDROOM TO REAR

9' 8" x 13' 3" (2.96m x 4.05m)

With double glazed window, central heating radiator.

ENSUITE SHOWER ROOM

Furnished with modern white suite with pedestal wash basin, low flush w/c, paneled bath with shower over and shower screen, travertine tiling, chrome heated towel rail, double glazed window.

BEDROOM TO REAR

9' 9" x 10' 6" (2.99m x 3.21m) plus recess

Having built in storage cupboard, laminate wood flooring, double glazed window, central heating radiator.

HOUSE BATHROOM

Furnished with modern white suite with pedestal wash basin, low flush w/c, paneled bath, separate shower cubicle, fully tiled, double glazed window, chrome heated towel rail.

STAIRS LEAD TO...

FIRST FLOOR OPEN PLAN LIVING ROOM AND KITCHEN

30' 7" x 16' 5" (9.34m x 5.01m) overall incorporating stairwell.

With full height double glazed window making the most of the extensive views.

LIVING ROOM

With vaulted ceiling and exposed beam work, feature stone fireplace with log burner, opening to...

BREAKFAST KITCHEN AREA

With a range of high gloss wall and base units, undermounted sink with mixer tap, contrasting granite worktops extending to breakfast bar with double oven, microwave, induction hob with extractor hood over, integrated dishwasher, fridge/freezer, oak flooring, full height double glazed window making the most of the views.

FORMAL DINING ROOM

13' 9" x 9' 9" (4.20m x 2.99m)

With feature parquet flooring, paneled walls, double glazed French doors leading onto the rear garden, downlighting to the ceiling, central heating radiator.

UTILITY ROOM

12' 2" x 5' 6" (3.72m x 1.70m)

Having fitted worktops and base units, stainless steel sink unit, single drainer, plumbing for automatic washing machine, airing/cylinder cupboard.

FAMILY ROOM/STUDY

9' 8" x 13' 3" (2.96m x 4.06m)

Having oak flooring, double glazed window, central heating radiator, currently used as an office.

OUTSIDE

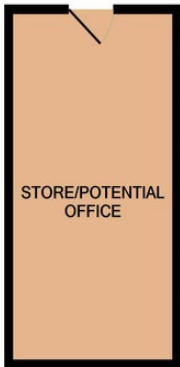
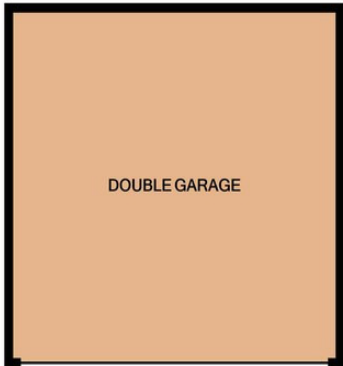
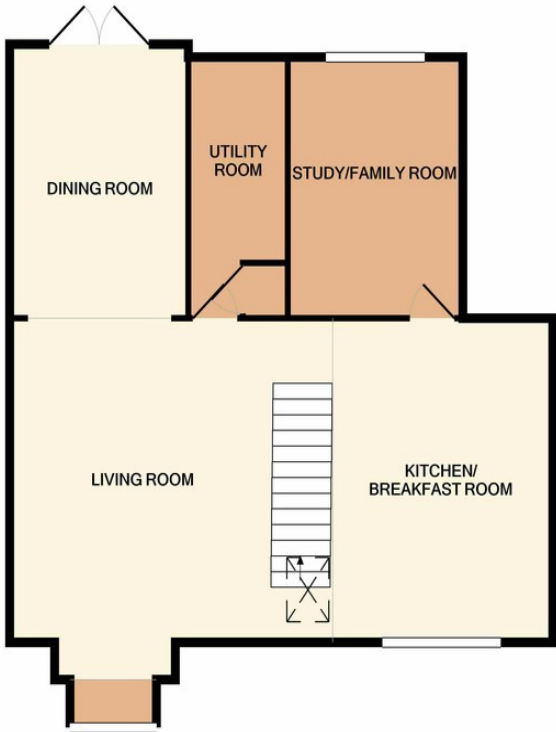
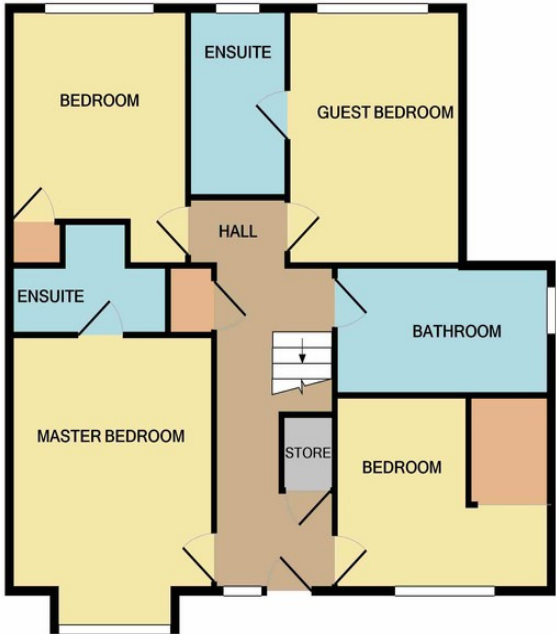
The property is accessed by automated gates to block paved driveway providing ample off street parking and leading to detached double garage (5.41m x 5.47m) with automated roller shutter door with power and light laid on, pathway leads to the front door, lawn garden area, access to room over garage (5.55m x 2.81m) providing excellent storage or could easily converted to provide office space for those looking to work from home.

To the rear, feature glass balcony with steel balustrade, artificial turf and extensive decking area leads to covered outside kitchen ideal for those wishing to entertain with further steps leading to raised patio area making the most of the extensive views.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 1175 SQ.FT.
(109.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1033 SQ.FT.
(95.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2207 SQ.FT. (205.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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