



Barnsley Road, Newmillerdam

Wakefield, West Yorkshire, WF2 6QG

Asking Price:

£259,950

Holroyd Miller have pleasure in offering for sale this exceptionally deceptive three bedroom stone mid terrace cottage offering beautifully presented accommodation over three levels. Set in the heart of Newmillerdam village and its numerous walks and cycle paths, local pubs and eateries. The accommodation is full of character and charm, having gas fired central heating, double glazing and comprising entrance to spacious living room with stone fire surround with log burner, exposed beamed ceiling, extended kitchen/diner superbly appointed with a range of cream units with granite worktops, integrated appliances, adjacent utility room/rear entrance, lower ground floor basement office ideal for those wishing to work from home. To the first floor, three good sized bedrooms all having fitted wardrobes or cupboards, stunning house bathroom with shower over bath. Outside, permit parking to the front, to the rear delightful courtyard garden, retaining a high degree of privacy. A delightful home, ideal for those looking for the country life, easy access to J39/M1 for those travelling to either Leeds or Sheffield. Offered with No Chain.



Entrance to Living Room 18'5" x 14'5" (5.61m x 4.4m).
 Having feature stone fire surround with brick inset with log burner, exposed beamed ceiling, double glazed window, entrance door, double panel radiator.

Kitchen/Diner 17'3" x 8'4" (5.26m x 2.54m).
 Fitted with a matching range of cream fronted wall and base units, contrasting granite worktop areas, undermounted stainless steel sink unit, single drainer with mixer tap unit, fitted oven and hob with extractor hood over, tiling to the floor, tiling between with worktops and wall units, double glazed feature sash window overlooking the rear garden, exposed stonework.

Rear Entrance/Utility 8'2" x 6'5" (2.5m x 1.96m).
 With skylight window, plumbing for automatic washing machine, tiled floor, double glazed window and composite rear entrance door.

Access from the Living Room to Lower Ground Floor Basement 8'6" (2.60) narrowing to 5'9" (1.76) x 14'1" (4.30).

An ideal home office with downlighting to the ceiling.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Stairs lead to First Floor Landing

Bedroom to Front 14'6" (4.42) x 8'8" (2.64) to wardrobe fronts.

Having fitted wardrobes, overhead cupboards, double glazed window, central heating radiator.

Bedroom to Front 11'3" (3.42) narrowing to 8'3" (2.52) x 7'4" (2.24).

With fitted wardrobes, overhead cupboards, double glazed window, central heating radiator.



Bedroom to Rear 11'5" x 7'11" (3.48m x 2.41m).

Having built in cupboards, double glazed window, single panel radiator.

House Bathroom

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, with panelled bath and shower over and shower screen, double glazed window, tiling to the walls, chrome heated towel rail.



Outside

Neat buffer garden area to the front with permit parking. To the rear enclosed courtyard style garden retaining a high degree of privacy with stone paved patio area.

Council Tax Band - C

Tenure - Freehold

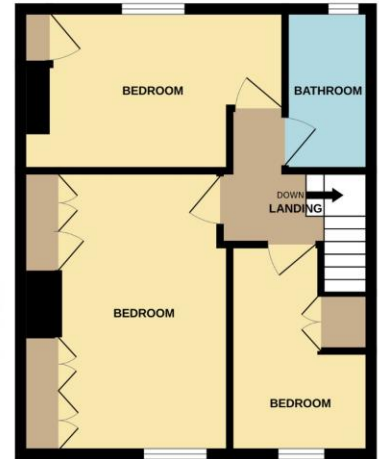
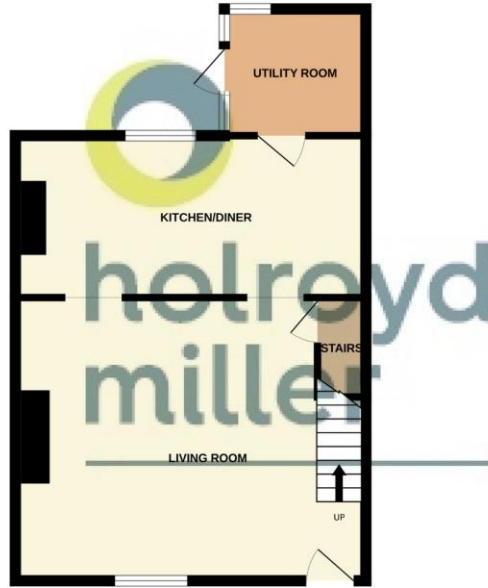
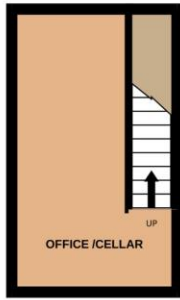
Viewing - By appointment through Holroyd Miller



BASEMENT
129 sq.ft. (12.0 sq.m.) approx.

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract