



1 Slack Lane, Newmillerdam

Wakefield, West Yorkshire, WF2 6QN

Asking Price:
£375,000

Holroyd Miller have pleasure in offering for sale this delightful stone cottage property which has been substantially extended over time and recently refurbished to a high standard to offer a move with a minimum of fuss. Located in this ever sought after village location south of Wakefield city centre within strolling distance of local pubs and restaurants, Newmillerdam country park with its numerous walks and cycle paths, yet at the same time offering excellent commuter links to J39/M1 for those travelling to either Leeds or Sheffield, local train station within Sandal. The well-planned interior comprises entrance porch opening to living room, adjacent formal dining area, good size breakfast kitchen with adjacent utility room. To the first floor, three good sized bedrooms, stunning house bathroom with separate shower. Outside, south facing garden with decking area, single car garage, on street parking. Offered with No Chain, Viewing Essential.



Porch

Entrance porch with double glazed door and window leading through to

Spacious Lounge Diner 13'8" x 24'7" (4.17m x 7.5m).

Having exposed beams and brickwork and being in defined areas with double glazed windows overlooking garden and circular window, feature wood burner style fire with mantel piece with surround, spotlights to ceiling, built in shelving units, door to kitchen and open staircase



Breakfast Kitchen 10'5" x 14'4" (3.18m x 4.37m).

Fitted with a cream shaker style fitted kitchen with wall and base units, integrated double oven, electrical halogen hob, extractor over, fridge/freezer, dishwasher, 1 1/2 bowl stainless steel sink and drainer with mixer tap, complimentary worksurfaces, splash back tiling, spot lights to ceiling, double glazed window, engineered wood effect flooring, central heating radiator, space for dining table, wooden door leading to....



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



Utility Room 6'9" x 6'11" (2.06m x 2.1m). With stone floor and exposed brick walls, double glazed windows, exposed beams, cream shaker base unit with space for washing machine, complimentary work surfaces, stainless steel sink and drainer, wooden door leading out to rear garden.

Stairs Leads to...

First Floor Landing

With loft hatch and loft ladders.



Please note the boiler is positioned in the loft.

Bedroom Front 13'11" x 10'7" (4.24m x 3.23m).

Having double glazed window with views over the garden and beyond, central heating radiator.

Bedroom Front 10' x 13'4" (3.05m x 4.06m). Having double glazed window with views over the garden and beyond, central heating radiator.

Bedroom Rear 10'4" x 7'10" (3.15m x 2.4m). Being a good size third bedroom, with double glazed window and central heating radiator.



House Bathroom

Fitted with white bathroom suite comprising, bath with mixer tap, low flush W.C, vanity style hand basin, separate walk-in shower cubical, chrome heater towel rail, tiling, extractor fan and double glazed frosted window.

Outside

The property has a detached single car garage. Steps lead up to the front garden with decking area having an open aspects and views over the village. Pathway provides access to the rear of the property with rockery style garden and further steps providing access up to Barnsley Road.

Council Tax Band - C

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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