



3 Hill Top Road,  
Newmillerdam, Wakefield, WF2 6PY

Asking Price:  
£495,000

Holroyd Miller have pleasure in offering for sale this impressive stone built linked detached home occupying an elevated position in the heart of Newmillerdam with views towards the Dam. Offering unique accommodation with the living space on the first floor, three good sized bedrooms, two bathrooms, study area to the first floor, living room with feature vaulted ceiling, feature fireplace, well-appointed dining kitchen with French doors leading onto the rear courtyard style garden, driveway provides ample off-street parking and leads to double garage. The well-appointed interior has gas fired central heating, sealed unit double glazing and situated within walking distance of the village with its various pubs and eateries, excellent local walks and cycle ways over Newmillerdam country park, yet at the same time offering excellent commuter links via J38 or J39/M1 for those travelling to either Leeds or Sheffield together with local excellent rail services, excellent local schools. Offering flexible living accommodation for either those looking to downsize or professional couple. Offered with No Chain, Viewing Essential.

### Ground Floor Entrance Vestibule

With stone flagged floor, useful built in storage cupboard, opening through to...

### Hallway

With laminate wood flooring, light oak internal door internal doors, understairs storage cupboard, open staircase.

### Master Bedroom

Having double glazed windows and situated to the side with built in full width fitted wardrobes, double glazed window, double panel radiator.

### En Suite Shower Room

Furnished with contemporary style suite with wash hand basin set in vanity unit, low flush w/c, corner shower cubicle, fully tiled, chrome heated towel rail.

### House Bathroom

Furnished with modern white suite being fully tiled with wash hand basin, low flush w/c, inset bath, corner shower cubicle, double glazed window, chrome heated towel rail.

**Bedroom to Front** 10'8" x 9'9" (3.25m x 2.97m). With double glazed window, central heating radiator.

**Bedroom to Front** 10'5" x 12'7" (3.18m x 3.84m). With double glazed window, double panel radiator.

### Stairs lead to...

**First Floor Living Space** 14'3" x 7'9" (4.34m x 2.36m). With open plan sitting/home office, with double glazed window overlooking the driveway, opens to...

### Stunning Living Room

With vaulted ceiling, exposed beams, feature arch double glazed window with views towards the Dam, feature stone fire place with stone hearth, double glazed windows to the side, laminate wood flooring.

**Kitchen/Diner** 20'6" x 10'8" (6.25m x 3.25m).

With double glazed French doors leading onto the rear paved patio garden area, double glazed windows to the side with Velux roof lights makes this a light and airy room.

### Kitchen

Fitted with a comprehensive range of high gloss fronted wall and base units, contrasting worktop areas with undermounted stainless steel sink unit with mixer tap unit, built in oven and hob with extractor hood over, double oven and microwave, integrated dishwasher, fridge and freezer and washing machine, laminate wood flooring, feature vaulted ceiling with exposed beam work, downlighting to the ceiling.

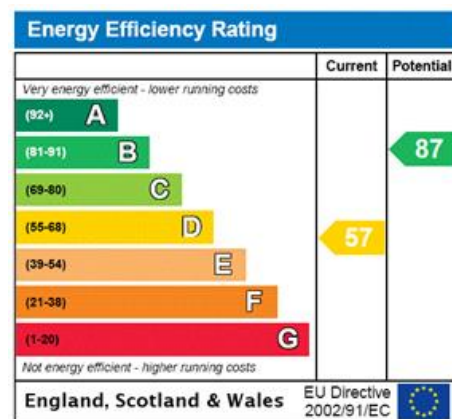
### Outside

The property has driveway leading to attached double garage with up and over door, power and light laid on, attractive block paved driveway provides ample off-street parking, stone paved patio and pathway to the front leads to garden area to the side and rear being mainly laid to lawn with mature trees and shrubs. To the rear, neat, paved patio area and outside seating with open aspect.

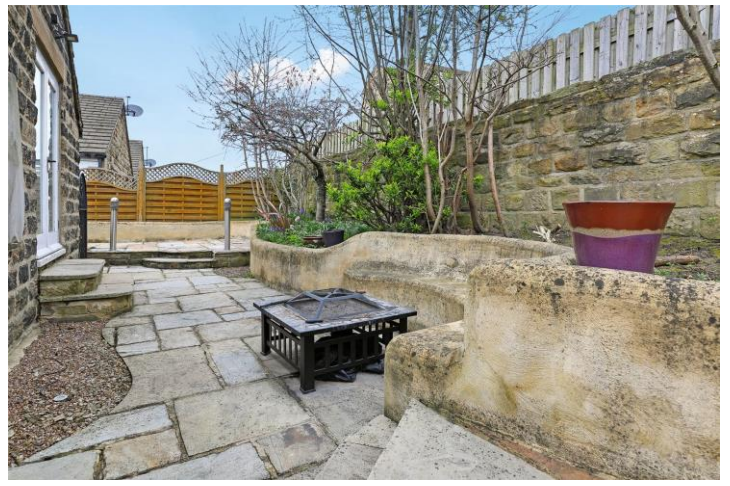
Council Tax Band: F

Tenure: Freehold

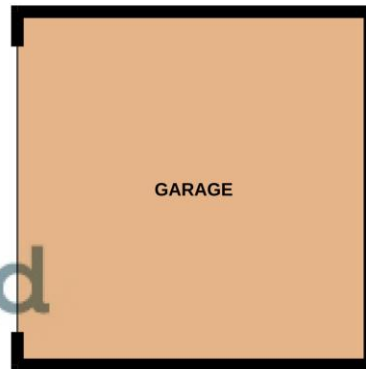
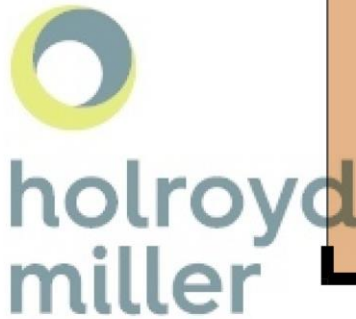
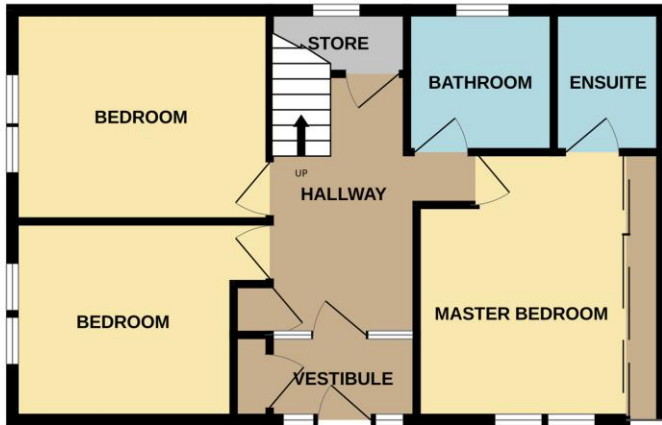
Viewing: By appointment through Holroyd Miller



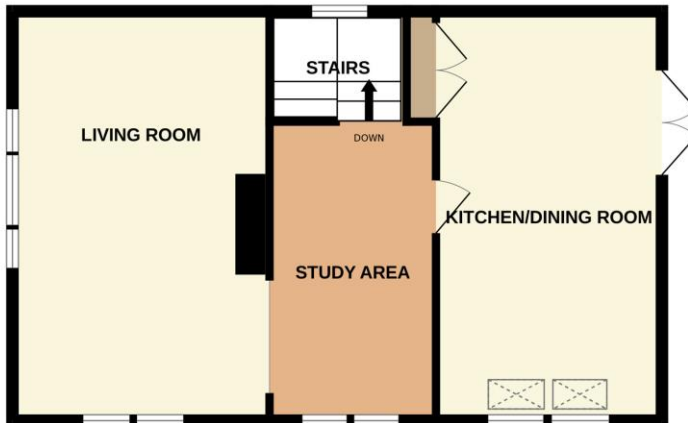




GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1454 sq.ft. (135.1 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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