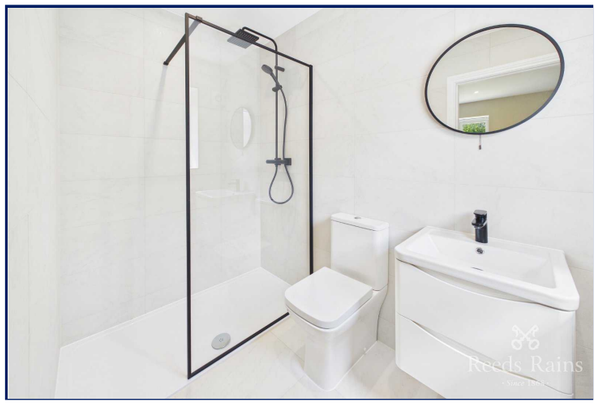




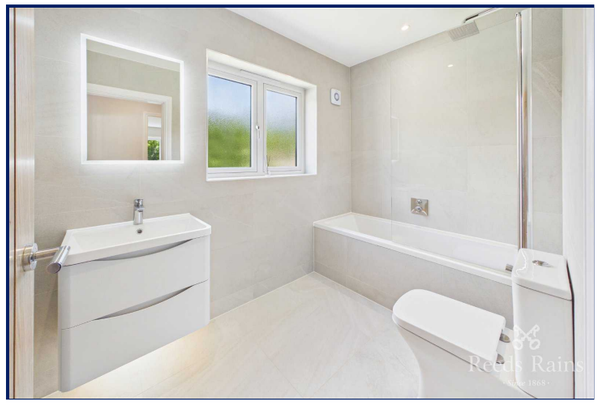












51A, School Hill, Newmillerdam,
Wakefield, West Yorkshire, WF2

Guide Price: £500,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

51A, School Hill, Newmillerdam, Wakefield, West Yorkshire, WF2

Guide Price: £500,000 Freehold

Council Tax Band:
EPC Rating: TBC

GUIDE PRICE £500,000 - £525,000
Recently renovated to a high standard, this modern detached bungalow in a peaceful village boasts 3 bedrooms and a range of luxurious features. Bright, clean and stylish, the property includes a garden, off-street parking, garage, and is offered chain-free. A serene and sophisticated home awaits you.

Kitchen
11'7" x 15'1" (3.53m x 4.6m)
A spacious kitchen area offering a practical layout with room for dining space. The kitchen benefits from wood-style flooring, a gas central heating radiator, UPVC window, mixer tap sink, fitted wall units with worktops, electric hob and integrated appliances.

Lounge
12' x 15'2" (3.66m x 4.62m)
A generous main reception room providing a bright and well-proportioned living space, suitable for both seating and entertaining. Features include carpeted flooring, UPVC window, gas central heating radiator and a feature fireplace.

Hallway
3'7" x 13'7" (1.1m x 4.14m)
Central hallway providing access to the main rooms, including the bedrooms, bathroom and living accommodation. Finished with wood-style flooring and a gas central heating radiator.

Bedroom One
10' x 11'8" (3.05m x 3.56m)
A well-proportioned principal bedroom with space for a double bed and additional furniture, benefiting from access to its own en-suite. Finished with carpeted flooring and a gas central heating radiator.

En-Suite
4'11" x 7'9" (1.5m x 2.36m)
Private en-suite serving Bedroom One, fitted with WC, wash basin and shower facility. Features include a heated towel rail, mixer tap sink, UPVC window and tiled finish.

Bedroom Two
16'1" x 8'11" (4.9m x 2.72m)
A generous second bedroom, suitable as a double bedroom, guest room or home office. Finished with carpeted flooring and a gas central heating radiator.

Bedroom Three
9'11" x 11'9" (3.02m x 3.58m)
A further well-sized bedroom, offering flexibility as a bedroom, nursery, study or dressing room. Finished with carpeted flooring and a gas central heating radiator.

Bathroom
5'10" x 8'10" (1.78m x 2.7m)
A further well-sized bedroom, offering flexibility as a bedroom, nursery, study or dressing room. Finished with carpeted flooring and a gas central heating radiator.

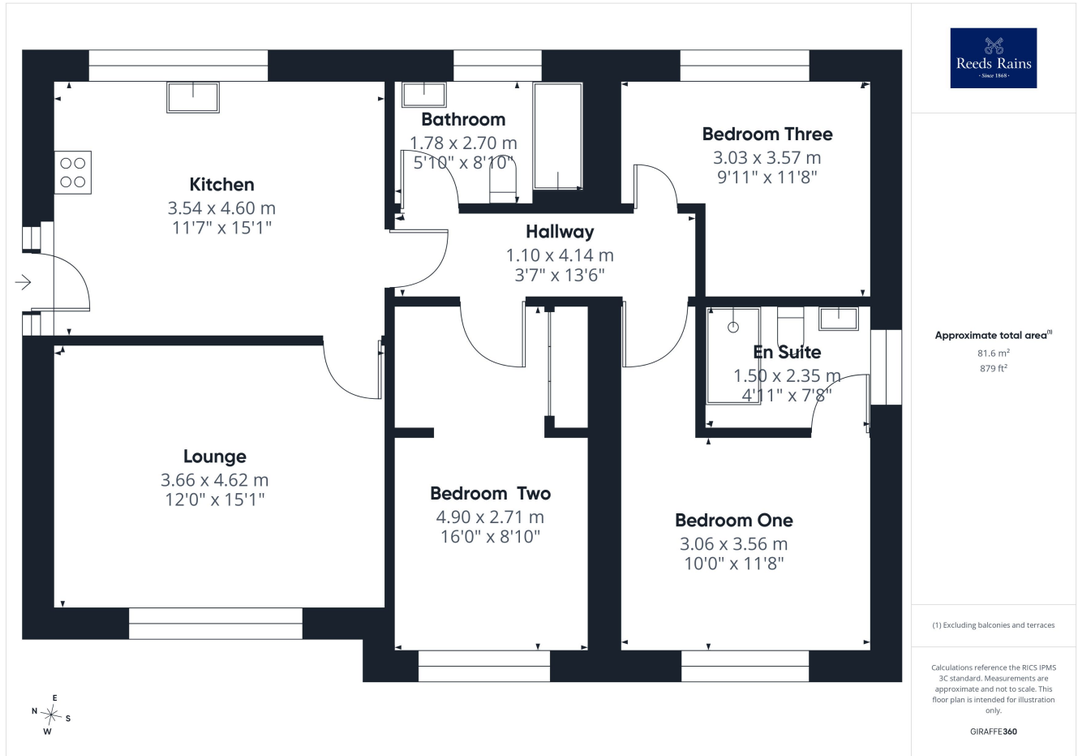
Agent Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

Other important information which you will need to know about this property can be found at reedsrains.co.uk

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.