



**Tarn House 6 Lake View  
Newmillerdam WAKEFIELD  
WF2 7SN**



A QUITE OUTSTANDING MODERN DETACHED FAMILY HOME ENJOYING A COMMANDING ELEVATED POSITION WITH A PANORAMIC VIEW OF THE LAKE AND THE BOATHOUSE IN THE DISTANCE. LOCATED IN THE EVER POPULAR VILLAGE OF NEWMILLERDAM WHICH OFFERS GREAT LOCAL AMENITIES, EASY ACCESS TO THE CENTRE OF WAKEFIELD AND THE MOTORWAY NETWORK.

A winding pathway and steps lead up to the front entrance which then gives access to the well laid out and flexible accommodation which is arranged over two floors. On the ground floor you have a guest suite leading off the hall with an ensuite shower room, cosy snug that leads directly into the fabulous breakfast kitchen with Amtico flooring, two spacious reception rooms which are divided by a central open archway and a laundry room. At first floor level you have a master suite with a bank of wardrobes and stylish ensuite, two additional bedrooms and bathroom. Terraced gardens which from the summerhouse and terrace at the top of the garden offer one of the best views in the area down Newmiller Dam. The property further benefits from driveway parking and integral garage. The village boasts a number of public houses, bistros and restaurants, sports clubs and excellent schools. In Wakefield you have a vibrant city centre, two train stations and theatre. This modern and well appointed home has to be viewed to appreciate the proportions of the accommodation, internal fittings and first class location. NO FORWARD CHAIN. EPC rating is E.

**Offers over £400,000**

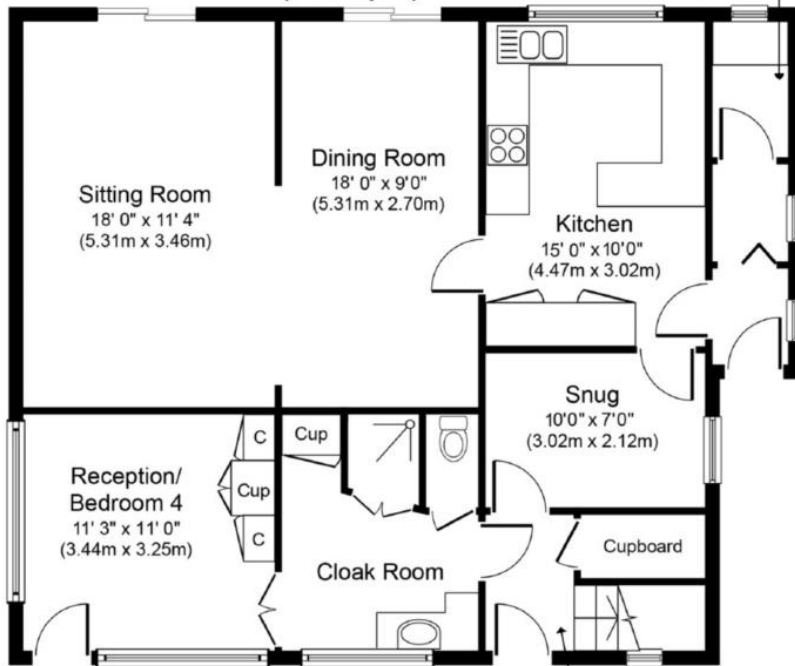
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**First Floor**  
**Approximate Floor Area**  
**689 sq. ft.**  
**(64.0 sq. m)**

**Utility Room**  
**6'2" x 4'0"**  
**(1.87m x 1.04m)**



**Ground Floor**  
**Approximate Floor Area**  
**936 sq. ft.**  
**(87.0 sq. m)**

**6 Lake View Newmillerdam Wakefield WF2 7SN**

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## GROUND FLOOR

### ENTRANCE HALL

*10' x 6' (3.05m x 1.83m)*

Timber panelled and painted front door with a small glazed upper panel. Return staircase to the first floor with a window at half landing height. Under stairs cupboard that houses the gas fired boiler that heated the central heating and domestic hot water. Radiator screened by a wooden mash grill.

### GUEST SUITE BEDROOM FOUR

*11'3" x 11' (3.43m x 3.35m)*

Wide leaded light double glazed front window incorporating a single french door that leads onto block paver front terrace. Range of bespoke fitted wardrobes which incorporate a set of central chest of drawers. Recessed ceiling spot lights. Ceiling cornice. Radiator.



### GUEST SUITE BEDROOM FOUR



### ENSUITE SHOWER/CLOAKROOM

Wide leaded light double glazed front window. Fully tiled shower compartment with a wall mounted shower having fixed and hand held shower attachments plus body jets. Vanity unit with a wash basin and cupboard under. Built in store cupboard. Additional cupboard housing a separate wc. Brass ladder towel rail/radiator.



### ENSUITE SHOWER/CLOAKROOM



### SNUG

*10' x 7' (3.05m x 2.13m)*

Double glazed side window. Ceiling cornice. Recessed ceiling spotlights. Brass plated light switches and power points. TV and Telephone points. A cosy room ideal as a study or family room with direct access to the kitchen.



## **BREAKFAST KITCHEN**

*9' x 16' (2.74m x 4.88m)*

Wide double glazed window overlooking the large terraced rear garden. Fitted with a range of oak units which at base level comprise an inset stainless steel 1 ½ bowl sink unit with a ribbed drainer to the side, floor and wall units with cupboards and drawers having soft closers and granite work tops over, Island unit with a breakfast bar overhang and storage units under. Integrated Neff appliances to include an electric cooker with a housing over for a microwave oven and a four ring ceramic hob with an extractor hood set in timber canopy (matching the units) over. Matching fitted wall cupboards with granite splash backs under. A wide recess housing an American style split fridge with storage cupboards above and to the side. Karndean floor covering. Kick plate convector heater. Recessed ceiling spotlights. Chrome tubular wall mounted upright radiator. Ceiling cornice.



## **BREAKFAST KITCHEN**



### SITTING ROOM/DINING ROOM

A wonderful everyday living space that is semi-open planned with a wide archway dividing the two rooms which is accessed directly off the kitchen.



### SITTING ROOM

A delightful and relaxed living space with a set of sliding patio doors that open up onto a flagged terrace and terraced gardens beyond. The room also features a corner angled marble fireplace fitted with a living flame coal effect gas fire set within a painted wooden surround with a mantle shelf over. Ceiling cornice. Recessed ceiling spotlights. Radiator screened by a painted mesh grill. Bank of dimmer switches.



### DINING ROOM

This lovely formal entertaining area that has a set of french doors leading onto the fabulous and well stocked gardens. Recessed ceiling spotlights. Ceiling cornice. Radiator discretely screened by a painted mesh grill.



### **SIDE ENTRANCE**

Glazed and timber side entry door. Double glazed side window. Glazed tiled floor that runs into the utility room.

### **UTILITY ROOM**

Divided into areas by an internal door. Glazed tiled floor. Ceiling mounted Dolly maid. Half tiled walls. Radiator. Plumbing for a washing machine. Rear double glazed window.

### **LANDING**

*19' x 6' (5.79m x 1.83m )*

Two front double glazed windows enjoying a fantastic view of the Lake. Ceiling cornice. Recessed ceiling spotlights. Access to the roof void.



### **MASTER BEDROOM ONE**

*19' x 12' (5.79m x 3.66m )*

Wide front leaded light double glazed window unit incorporating a single French door leading onto a terrace which is enclosed by a wrought iron balustrade, and enjoying a view of the Lake. Fitted with a comprehensive range of fitted bedroom furniture which includes wardrobes, chest of drawers and bedside cabinets. Ceiling cornice. Two radiators. Door leads to....





## BEDROOM THREE



## ENSUITE BATHROOM

*11'3" x 6'2" (3.43m x 1.88m)*

Frosted rear double glazed window. Extensively tiled walls and fully tiled floor. Fitted with a four piece suite that comprises a panelled spa bath set in mirrored columned illuminated recess, wide oval shaped wash basin with a double vanity cupboard under and double mirrored cupboard over, corner angled tiled shower compartment with a tiled seat and having fixed and hand held shower attachments, bidet and low level wc. Brass combined radiator/towel rail. Ceiling cornice. Recessed ceiling spotlights.



## ENSUITE BATHROOM



## **BEDROOM TWO**

*16' x 9' (4.88m x 2.74m)*

Double glazed rear window overlooking the large rear garden. Range of bevelled mirror fronted fitted wardrobe cupboards. A set of chest of drawers with a window seat in between. Ceiling cornice. Radiator. Recessed ceiling spotlights.



## **BEDROOM THREE**

*13' x 9'3" (3.96m x 2.82m)*

Wide double glazed window overlooking the rear garden. Range of bevelled mirror fronted fitted wardrobes. Radiator. Ceiling cornice.

## **HOUSE BATHROOM**

*7' x 7' (2.13m x 2.13m)*

Frosted double glazed side window. Fully tiled walls. Fitted with a Pampas suite to comprise a panelled bath, pedestal wash basin and low level. Radiator.



## **INTEGRAL GARAGE**

A block paver drive gives access to the integral garage which has an electrically up and over door. Power and light fitted. Wall mounted gas and electric meters. There is parking on the drive.

## GARDENS

The property sits on a sloping site with gardens to the front and rear. To the front you have tiered rockery garden that incorporates a sweeping block paver pathway which leads to the front entrance. A set of steps to the side of the drive leads to the front and side entrances. Passing down the side of the property you come to the stunning mature and well stocked rear garden. Set on a number of levels with high and low level terraces the garden has a swathe of lawn edged by mature shrub borders and incorporates a circular rose bed. Steps lead up the upper terrace and summer house from which you enjoy quite outstanding views. Mature established woodland forms part of rear and side boundaries. The rear garden is also a haven for wildlife.



## REAR OF PROPERTY



## **SERVICES**

The property is connected to all mains services.

## **VIEWING:**

For an appointment to view, please contact the Wakefield Office on 01924 361631

## **DIRECTIONS**

Leave Wakefield on the A61 Barnsley Road and at the traffic lights just past the Texaco garage bear left, staying on Barnsley Road. Passing over the lake take the next left onto School Hill and then turn right onto Lake View and the property is on the left identified by the Agents board.

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **FLOOR PLANS**

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **IMPORTANT NOTES**

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MEASUREMENTS**

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of



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the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIME**

**7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 3:00 pm

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