



Patch Wood Court, Newmillerdam Wakefield WF2 6TX

welcome to

Patch Wood Court, Newmillerdam Wakefield

5 Patchwood Court, Newmillerdam, Wakefield, WF2 6TX

Executive Family Residence with Three En-Suite Bedrooms & Detached Garden Room

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

15' 7" max x 10' 5" max (4.75m max x 3.17m max)

Kitchen

13' 6" max x 14' 1" max (4.11m max x 4.29m max)

Utility Room

6' 6" max x 6' 1" max (1.98m max x 1.85m max)

Orangery

12' max x 11' 1" max (3.66m max x 3.38m max)

Living Room

18' 6" max x 11' 9" max (5.64m max x 3.58m max)

Dining Room

13' 5" max x 11' 1" max (4.09m max x 3.38m max)

Principle Bedroom

15' 1" max x 11' 9" max (4.60m max x 3.58m max)

Bedroom 2

15' 3" max x 11' 9" max (4.65m max x 3.58m max)

Bedroom 3

9' 1" max x 11' 11" max (2.77m max x 3.63m max)

Bedroom 4

10' max x 10' 6" max (3.05m max x 3.20m max)

Bedroom 5

10' 7" max x 10' 5" max (3.23m max x 3.17m max)

Bedroom 6

9' 6" max x 7' 11" max (2.90m max x 2.41m max)

Garage

17' 1" max x 15' 8" max (5.21m max x 4.78m max)





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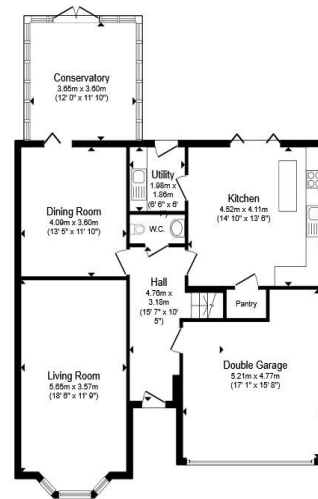
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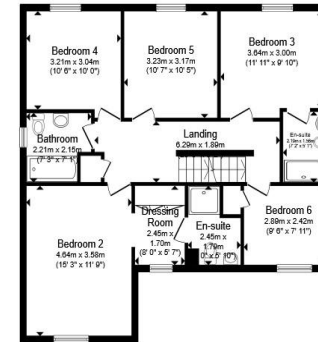
- Situated adjacent to beautiful woodland and close to Newmillerdam Country Park
- Double garage and driveway providing ample off-road parking
- Generous and versatile living accommodation throughout
- Peaceful setting with picturesque countryside walks on the doorstep
- Excellent commuter links to Wakefield, Leeds, Barnsley and the motorway network

Tenure: Freehold EPC Rating: B

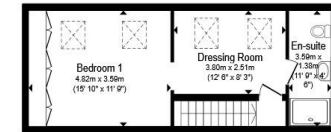
Council Tax Band: G



Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 236.6 m² (2,546 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
WAK128497 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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