

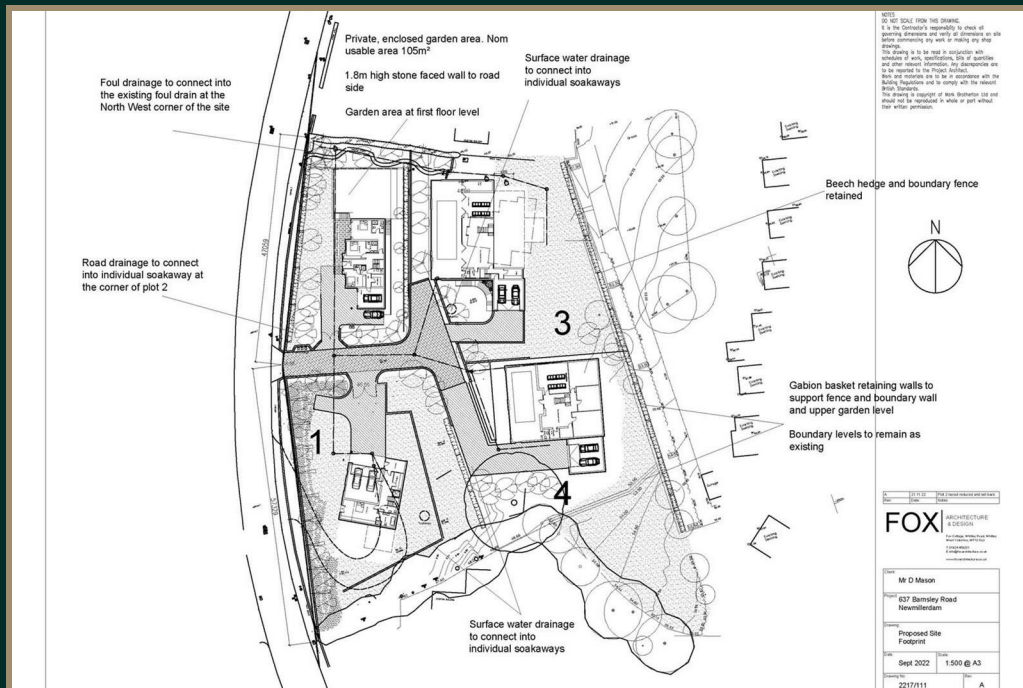


YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION



# Barnsley Road, Newmillerdam, Wakefield

Offers In The Region Of  
£1,200,000



A unique opportunity to buy a prime building plot with a build contract for the developer to create your own perfect home in the much revered Newmillerdam with stunning far reaching views and excellent location for commuting to London and Leeds.



Extending to 4500 square feet is this stunning executive home which is due to complete soon.

Set back form the road on a generous plot with its own private driveway with stunning far reaching views. To be constructed of the highest quality real coursed stone with individual design detail such as stone quoins with a luxury interior that includes; Villeroy and Boch sanitary ware, Neff appliances, Porcelain tiling to floors with underfloor heating and Hansgrohe showers. Externally the property will have remote control electric gates with intercom, CCTV, fully landscaped gardens, an abundance of off road parking and even plastered and insulated garaging.

The price of the plot is £400,000 which means stamp duty will only payable on this figure and not the end value of the house.

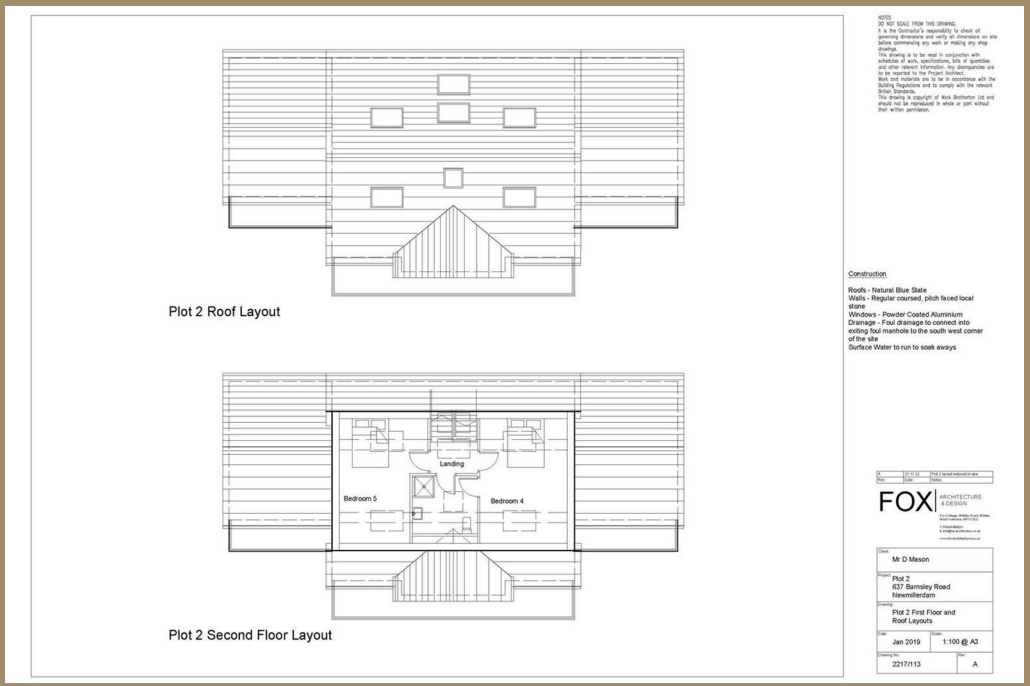
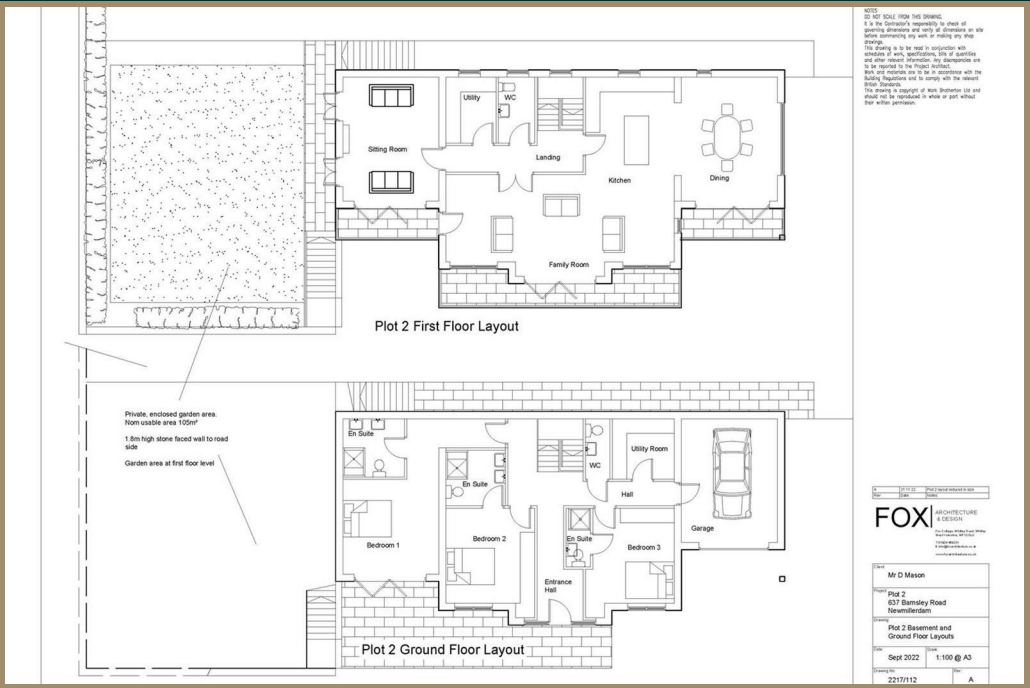
The build contract will be with the developer and exact details can be sought from the developer upon a viewing of the site.

Newmillardam is a delightful semi rural village which is envied in the area for its beauty and fashionable walks and gastro pubs. Being only 3 miles from Wakefield train station with its high speed direct rail link to London in 2 hours and by road Leeds only 15 miles and Sheffield 25 miles away. The revered private schools of Wakefield are close by and accessible by direct bus.

WHAT3WORDS  
///remaining.typical.science

AGENT NOTES

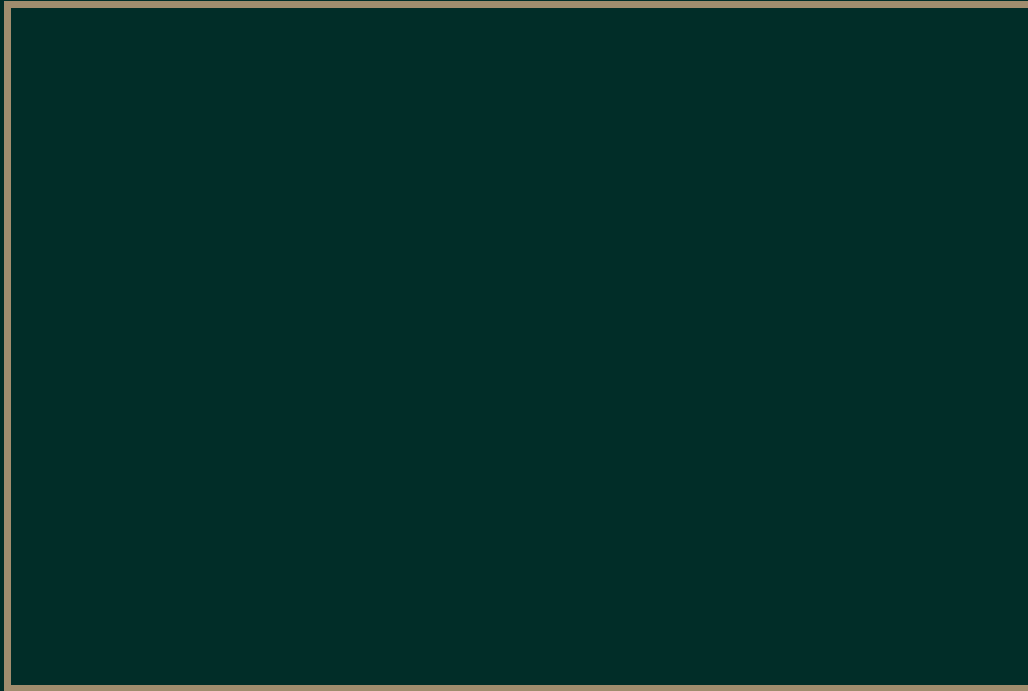
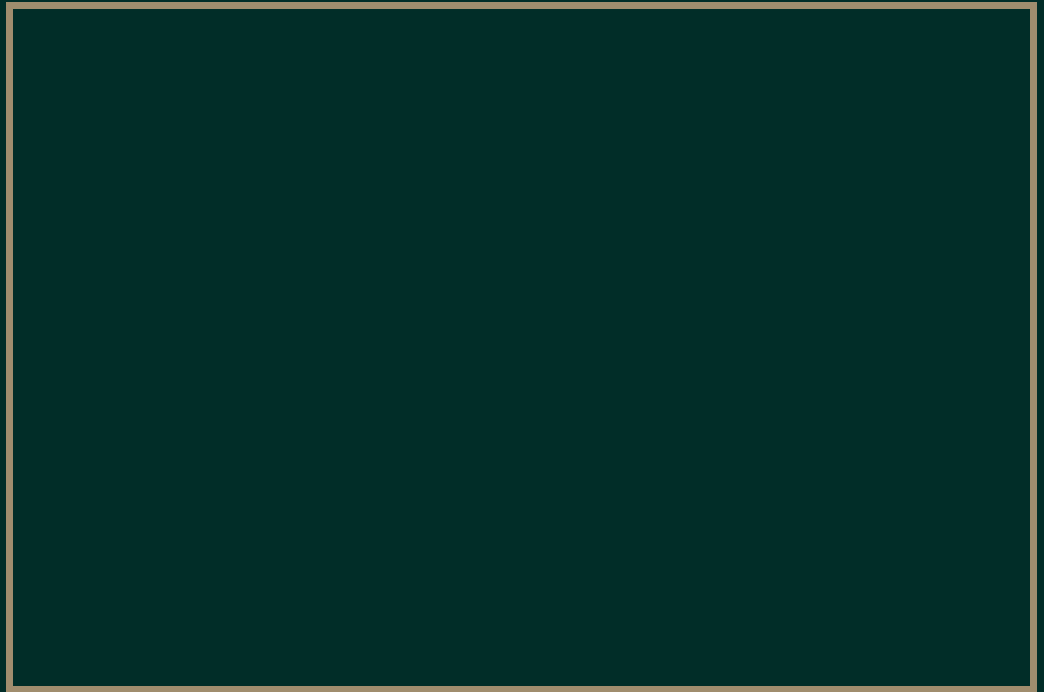
- 1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

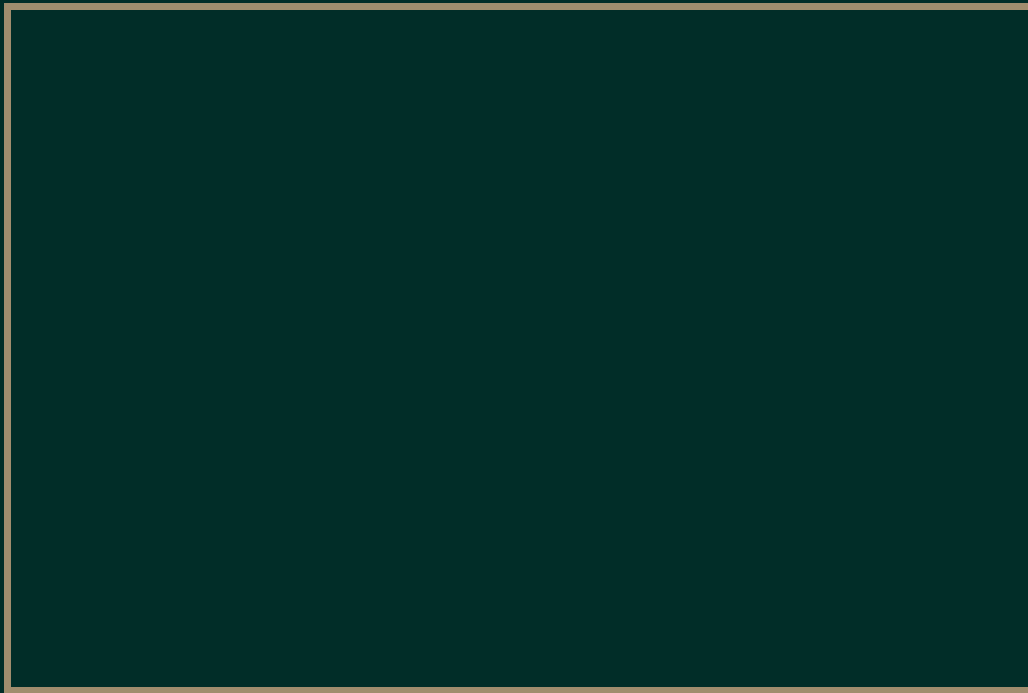


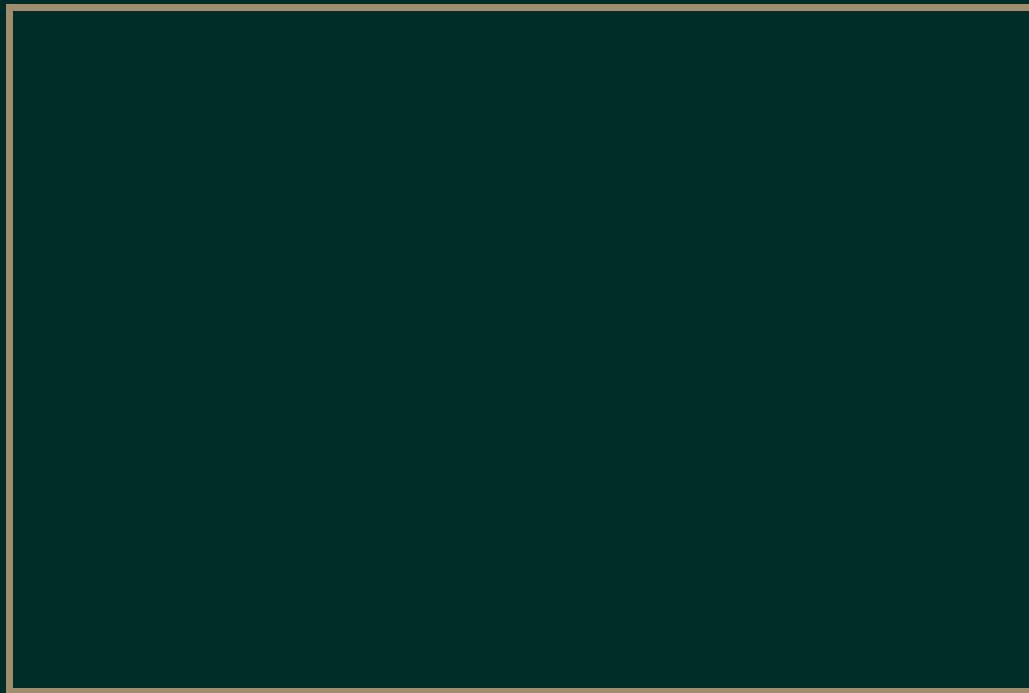
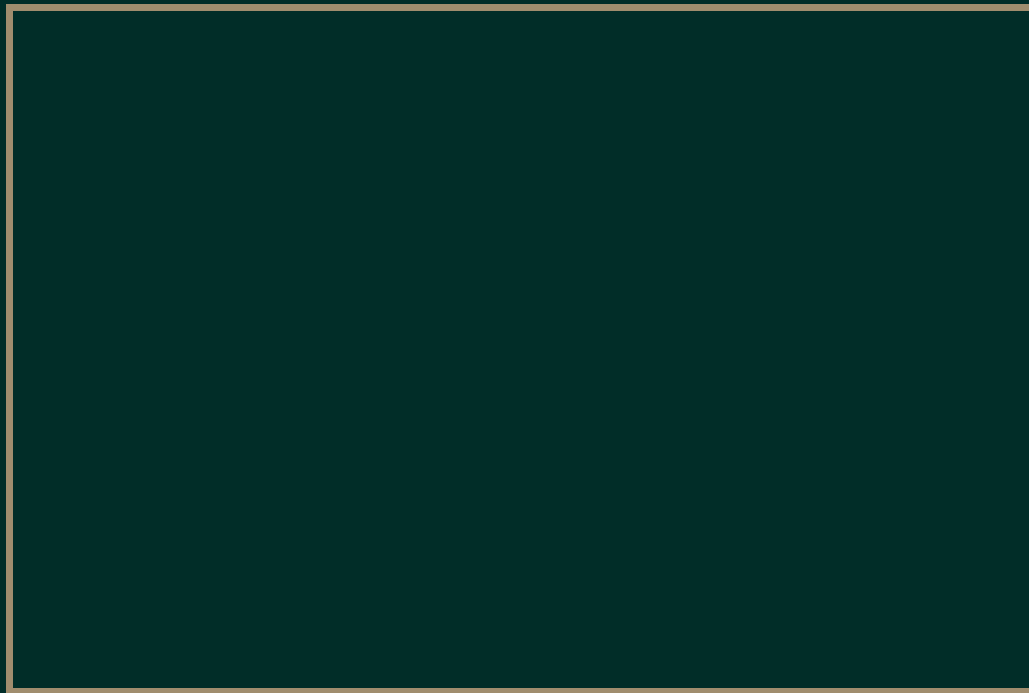
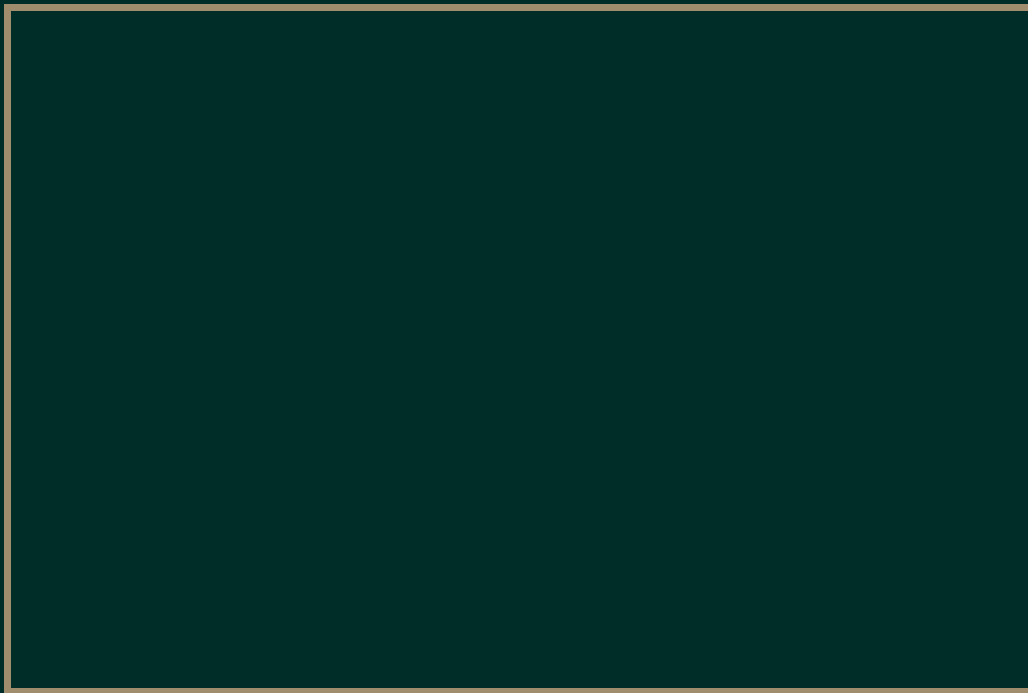
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





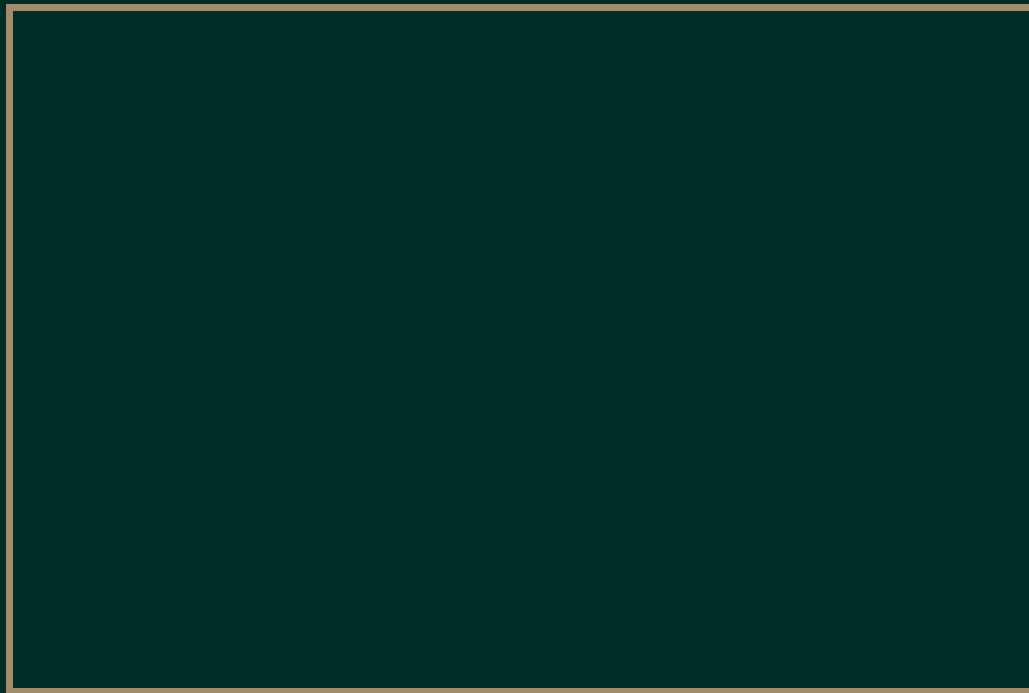
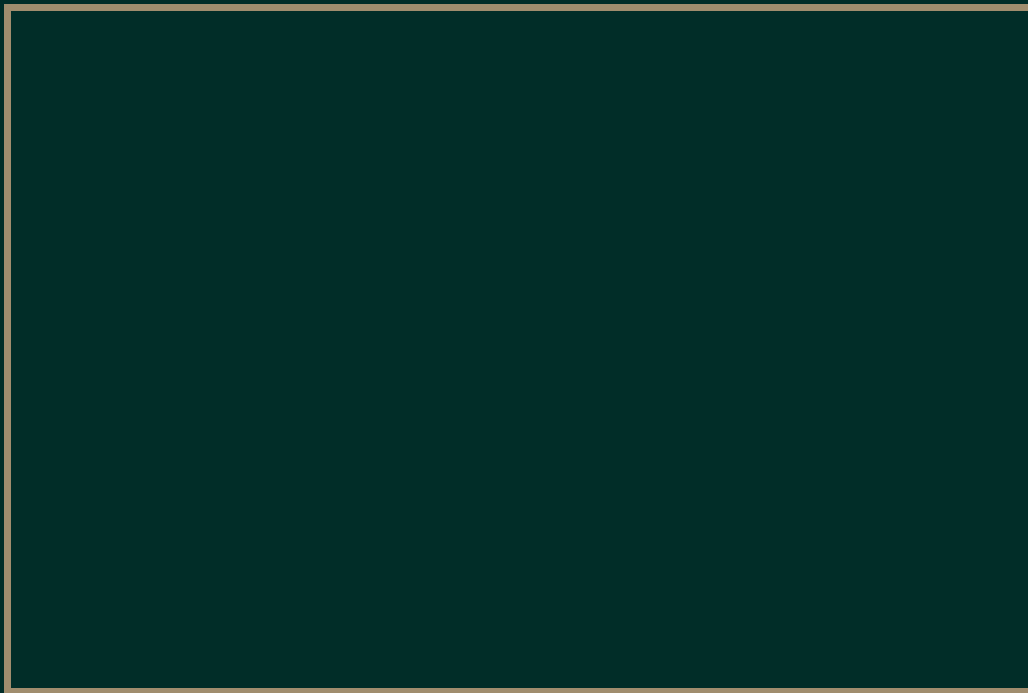
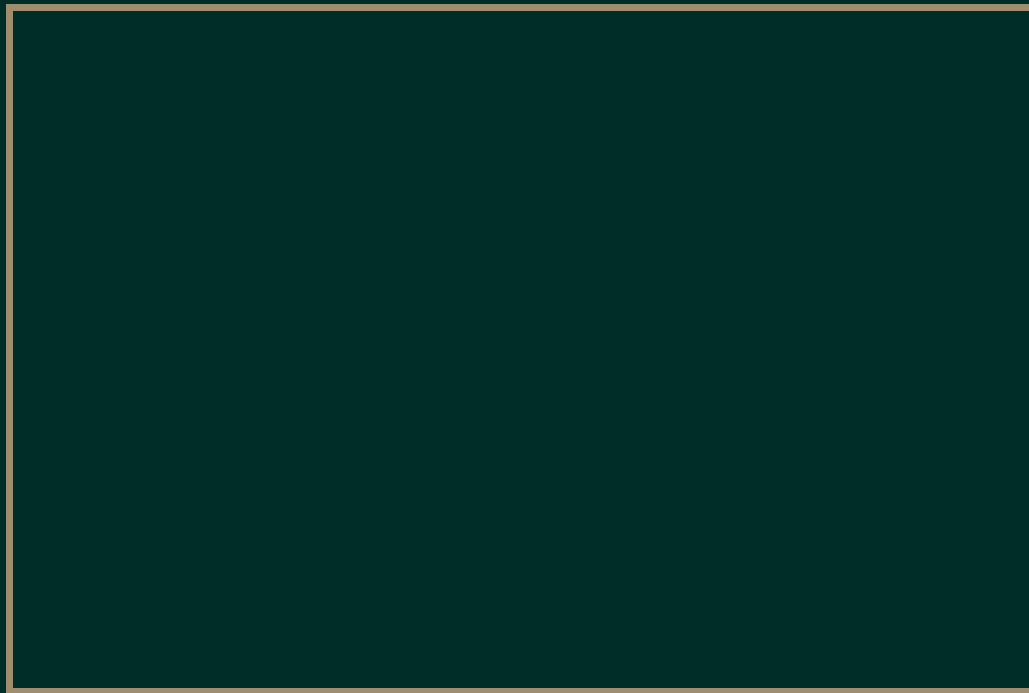
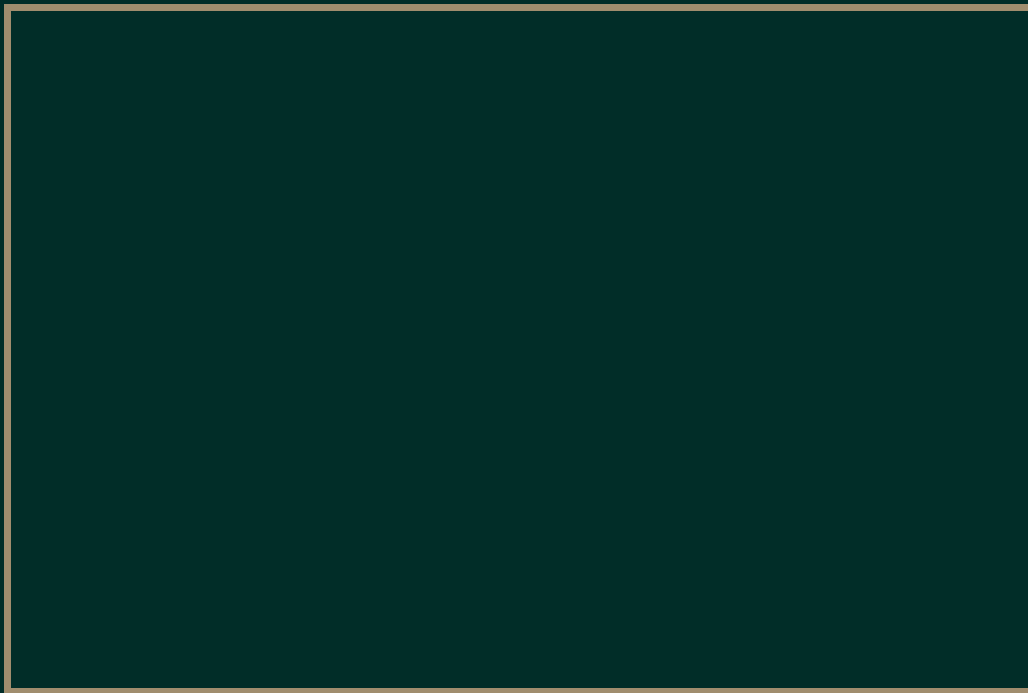


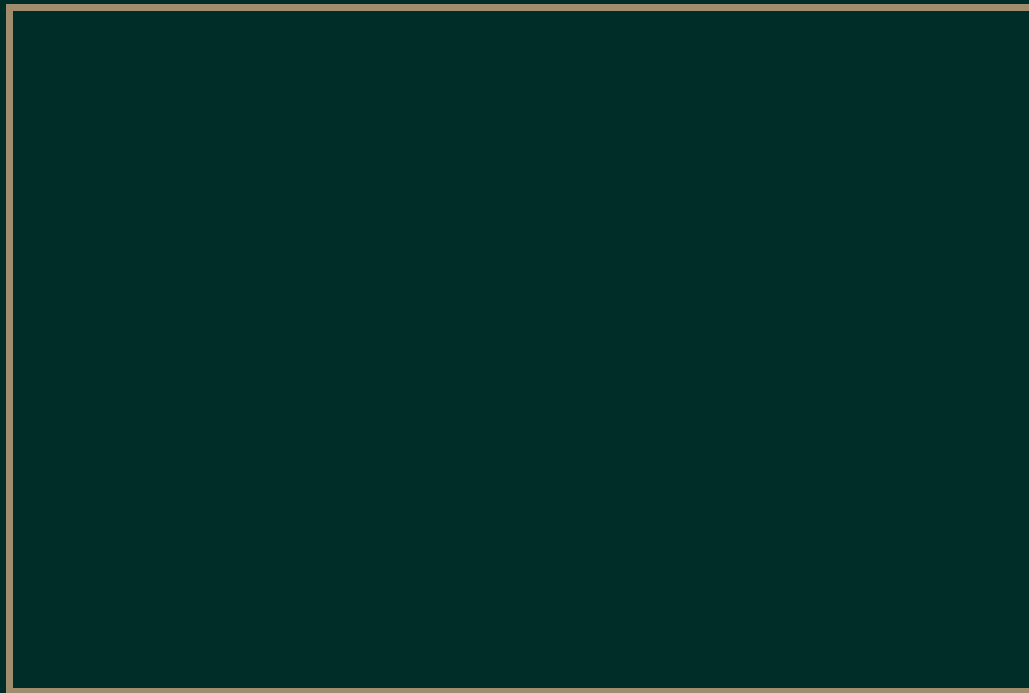
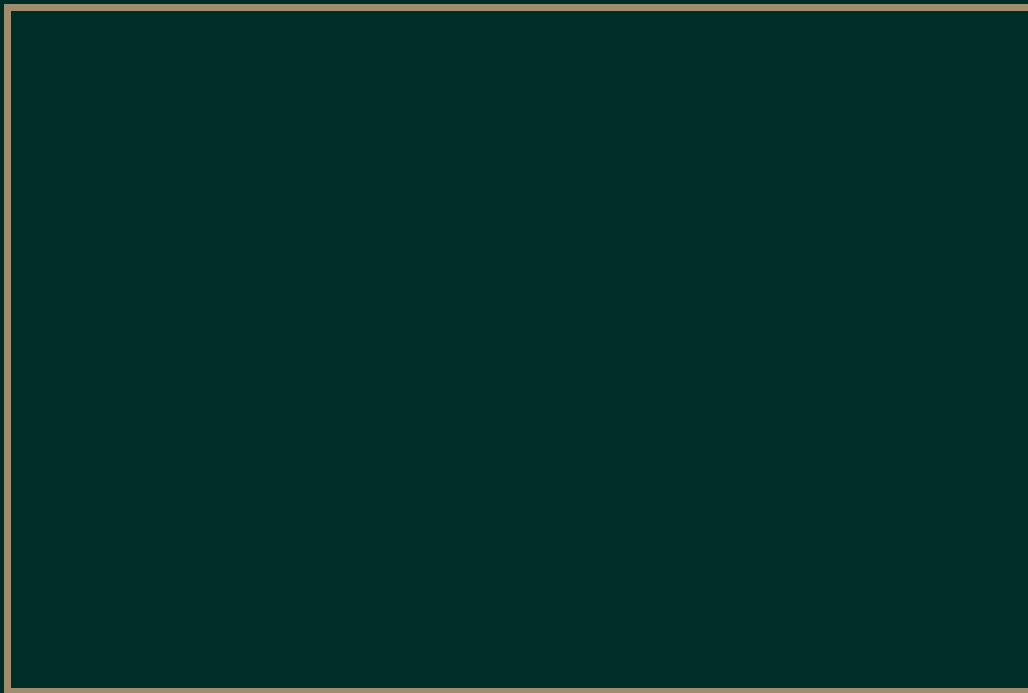
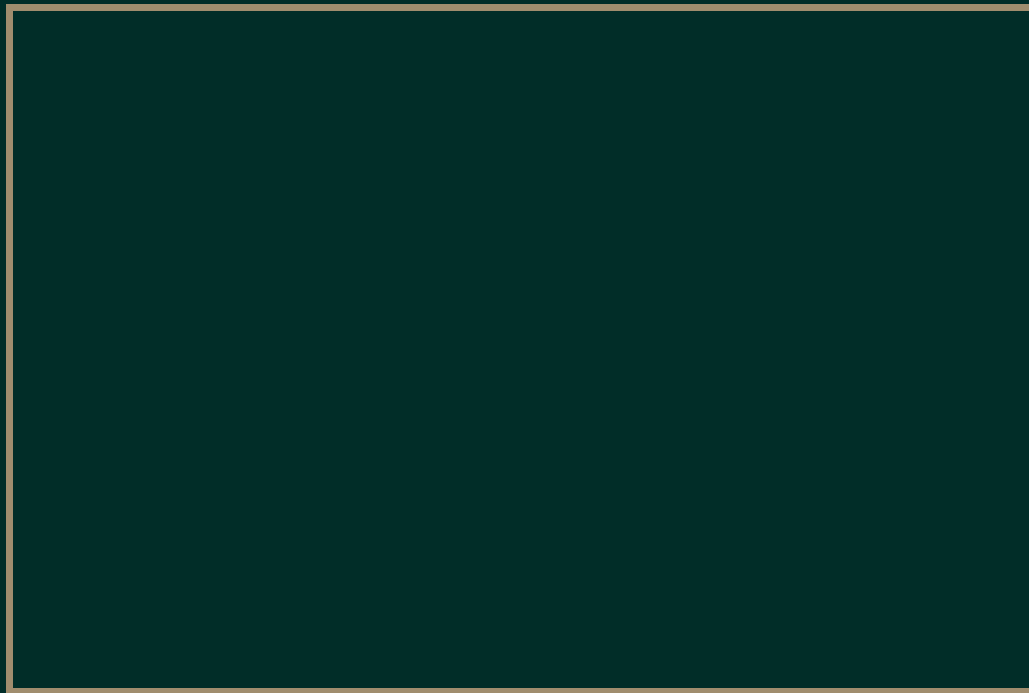
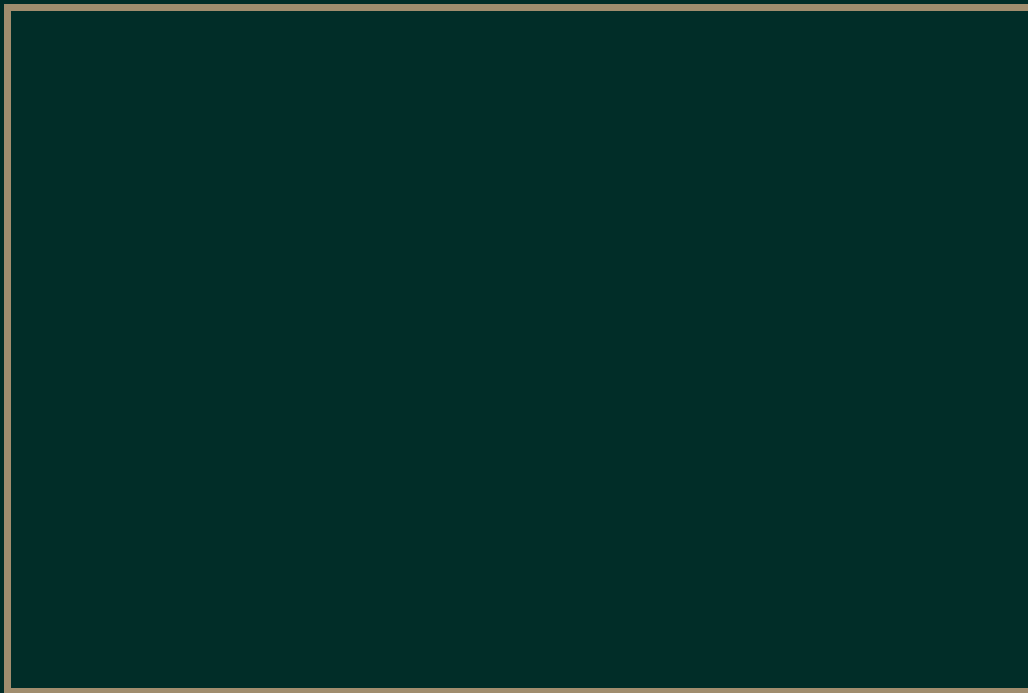


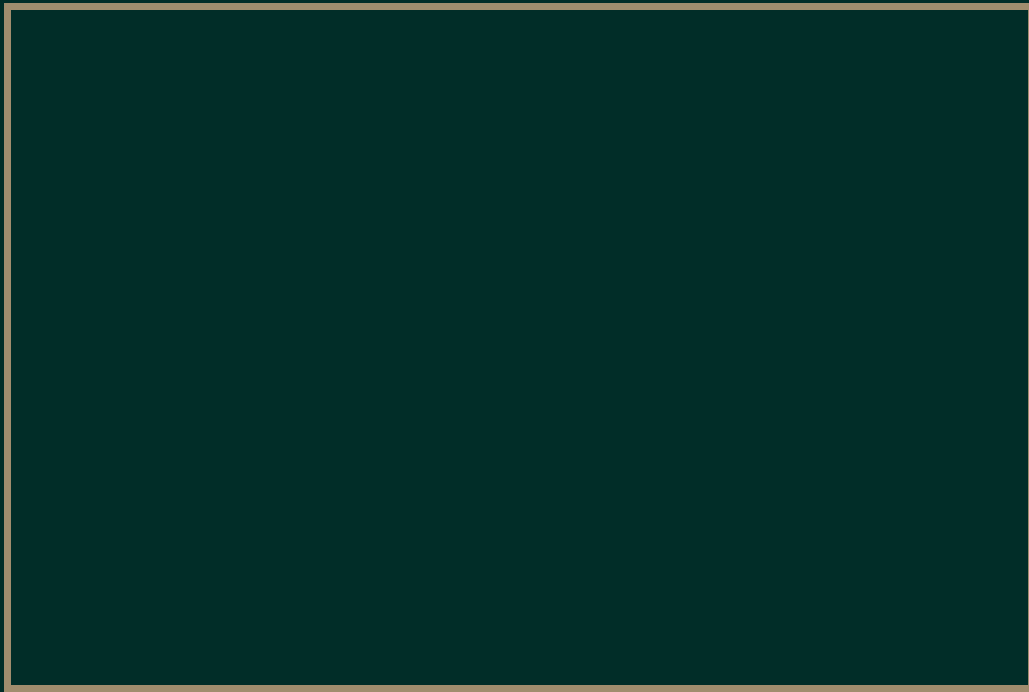
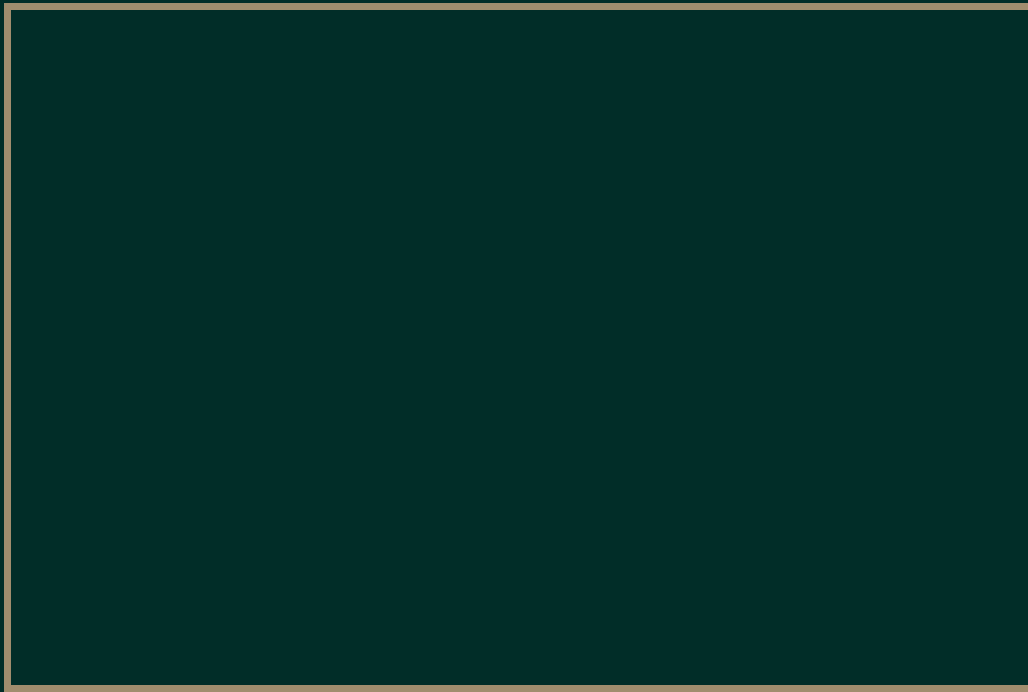
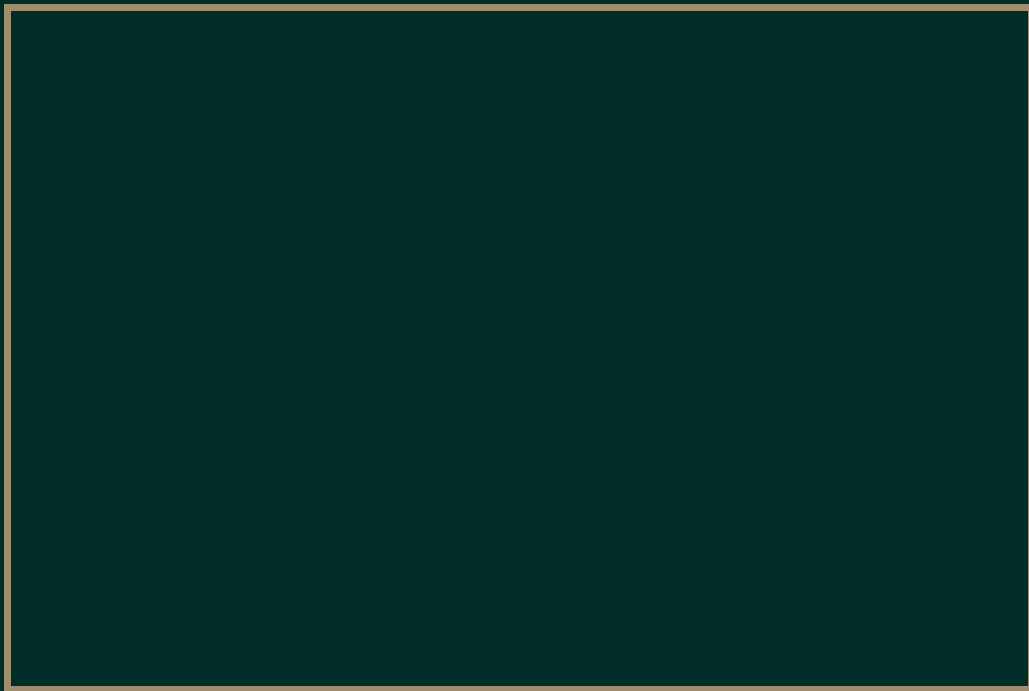
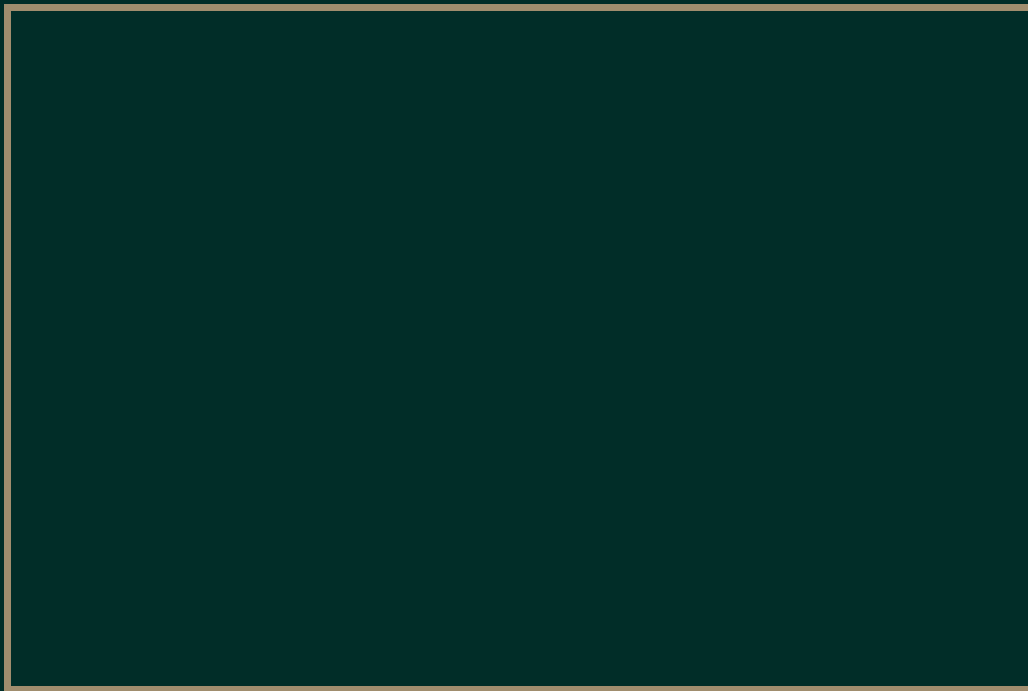


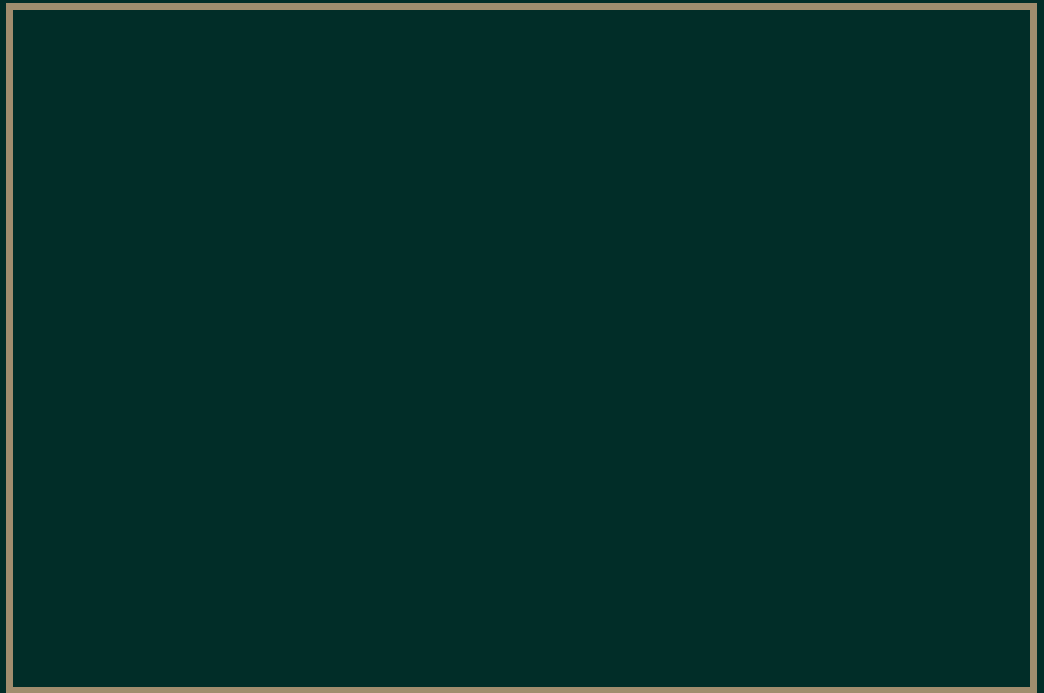
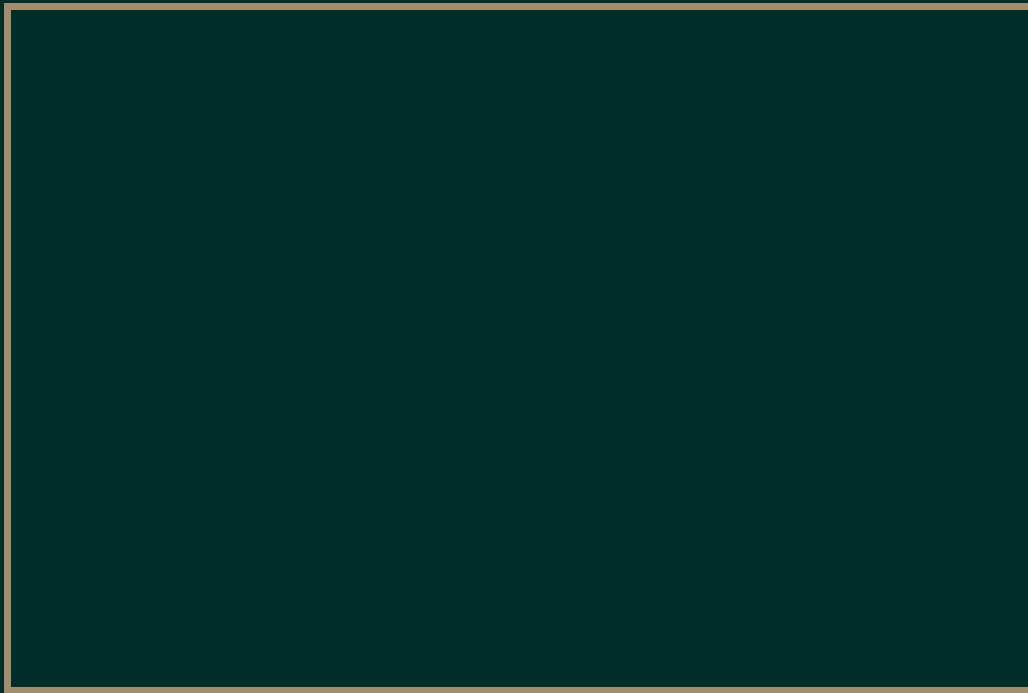






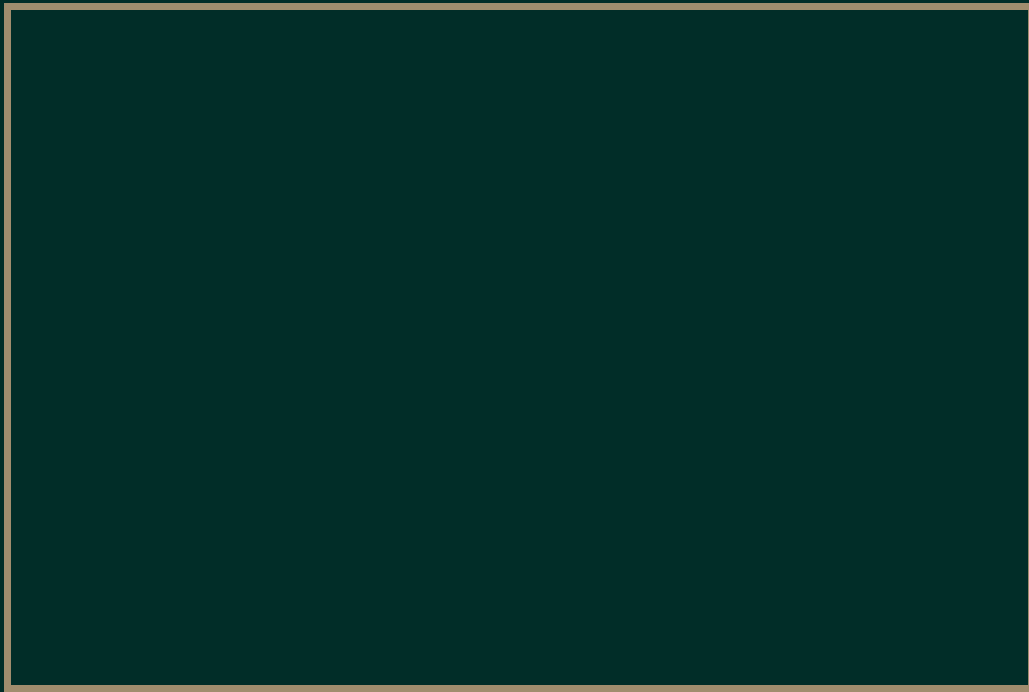
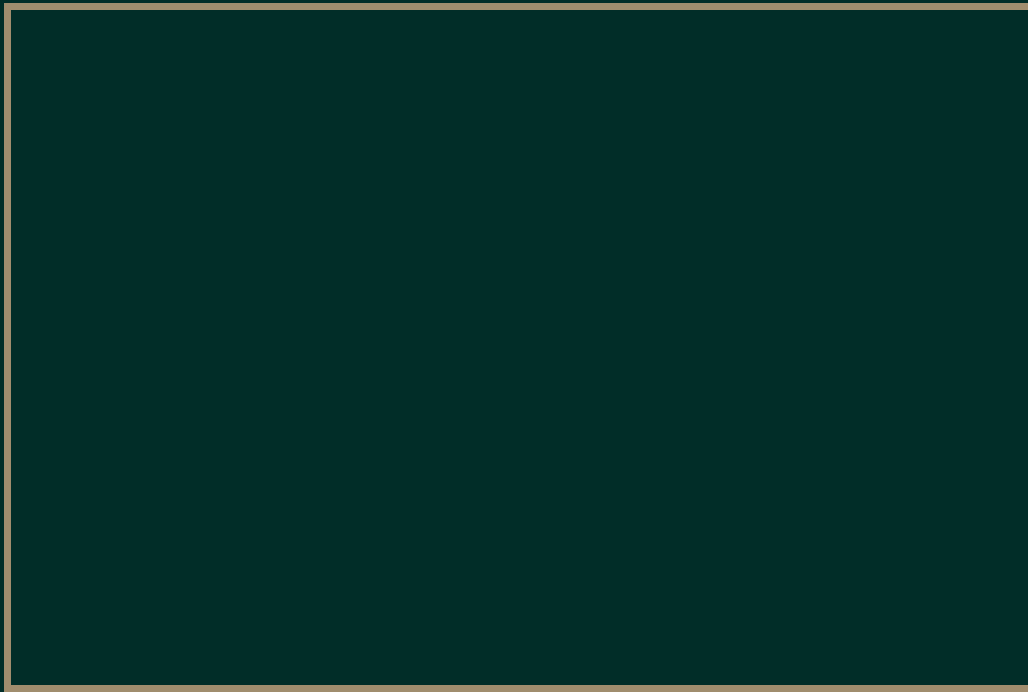
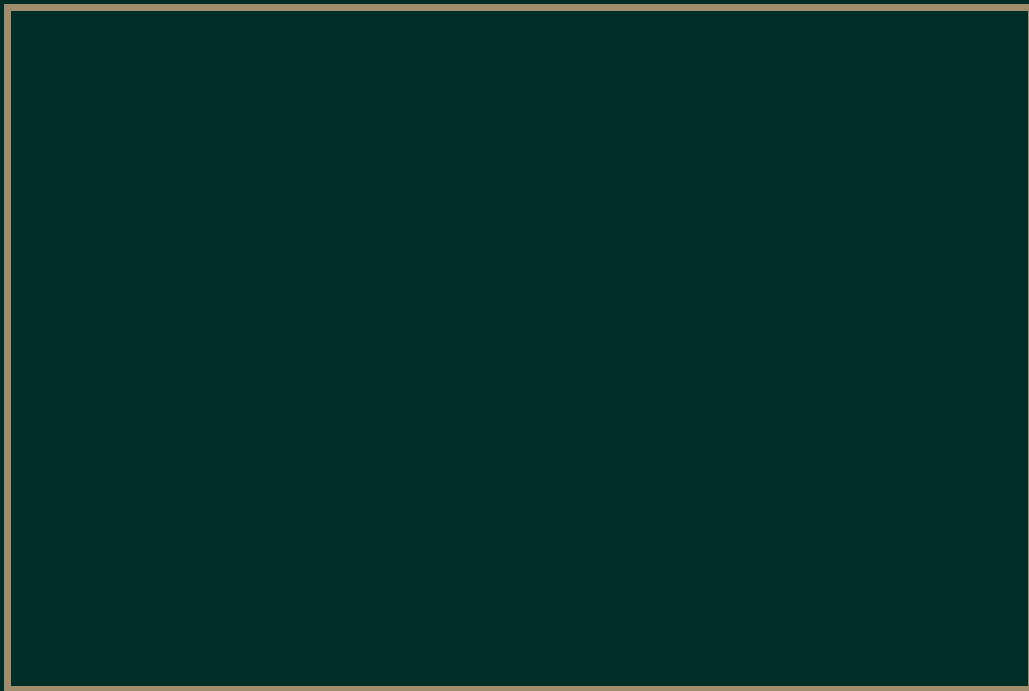
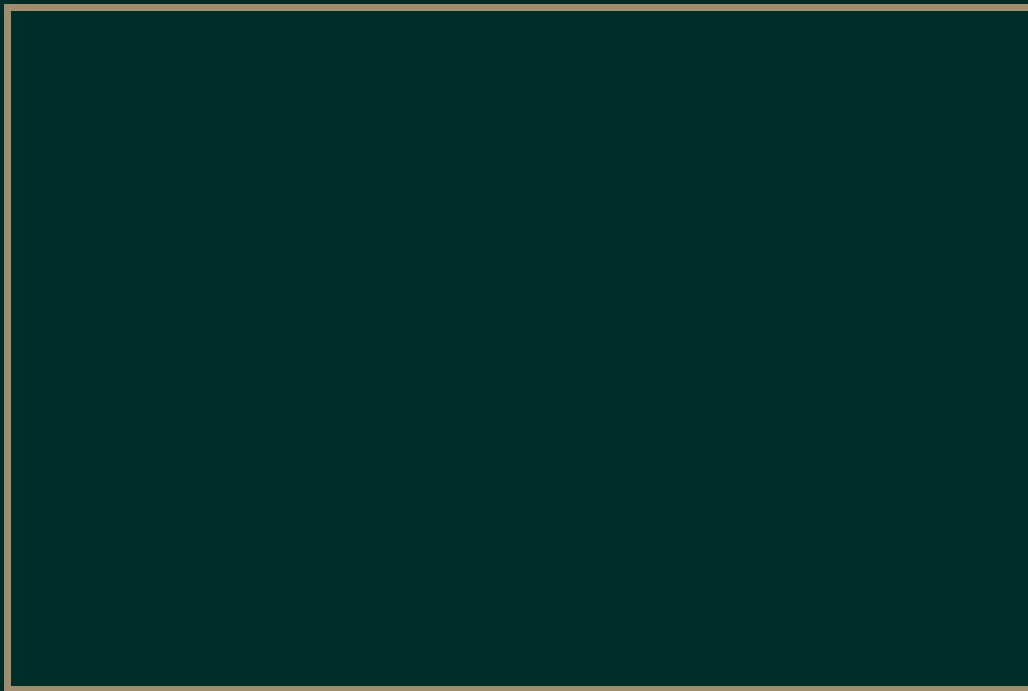














To view Barnsley Road, Newmillerdam, Wakefield  
Call : 01484 432 773  
Email : [huddersfield@yorkshiresfinest.co.uk](mailto:huddersfield@yorkshiresfinest.co.uk)