



HODSONS



10 Patch Wood Gardens
Newmillerdam
Wakefield
WF2 6TT



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This beautifully presented, modern detached home offers contemporary living spaces and exceptional versatility, including a newly added annex, perfect for extended family living or guest accommodation. Boasting spacious interiors, high-quality finishes, and a thoughtfully designed layout, this property is ideal for those seeking a stylish and functional family home.

Upon entering, you are greeted by an impressive entrance hall, which sets the tone for the rest of the property. Double doors lead into a stunning lounge, flooded with natural light, providing a welcoming and spacious area for relaxation or entertaining guests. Adjacent to the lounge, a separate office offers the perfect space for working from home or quiet study.

At the heart of the home is the outstanding kitchen, which features an extensive range of sleek, contemporary units and high-end integrated appliances. The open-plan design flows seamlessly into the dining area, making it ideal for family meals or entertaining. The combination of ample workspace and stylish finishes ensures both practicality and elegance in this central living space.

On the first floor, you will find four generously sized bedrooms, each offering plenty of space and comfort. Two of the bedrooms benefit from modern en-suite facilities, with the master bedroom standing out as a particular highlight. The master suite includes a luxurious walk-in wardrobe, providing a private and sophisticated retreat.

One of the key features of this home is the recently added annex. This self-contained space is perfect for accommodating older relatives or guests, with its own open-plan kitchen and living area, a comfortable bedroom, a stylish shower room, and a walk-in wardrobe. The annex provides independence while still being connected to the main property, offering flexibility for various family needs.

The outdoor space is equally impressive, with a large paved patio at the rear, ideal for outdoor entertaining or dining alfresco. The lawned garden includes a dedicated play area, making it perfect for families with young children. Whether you're hosting summer barbecues or simply enjoying the outdoor space, the garden offers something for everyone.

To the front of the property, there is a double-width driveway providing ample off-road parking, which leads to an integral double garage. The garage offers additional storage or the option for secure parking, ensuring both convenience and practicality.

This home has been meticulously maintained and is presented to an extremely high standard throughout. Every detail has been carefully considered, from the high-specification fixtures and fittings to the thoughtful layout, making it a perfect choice for modern family living.



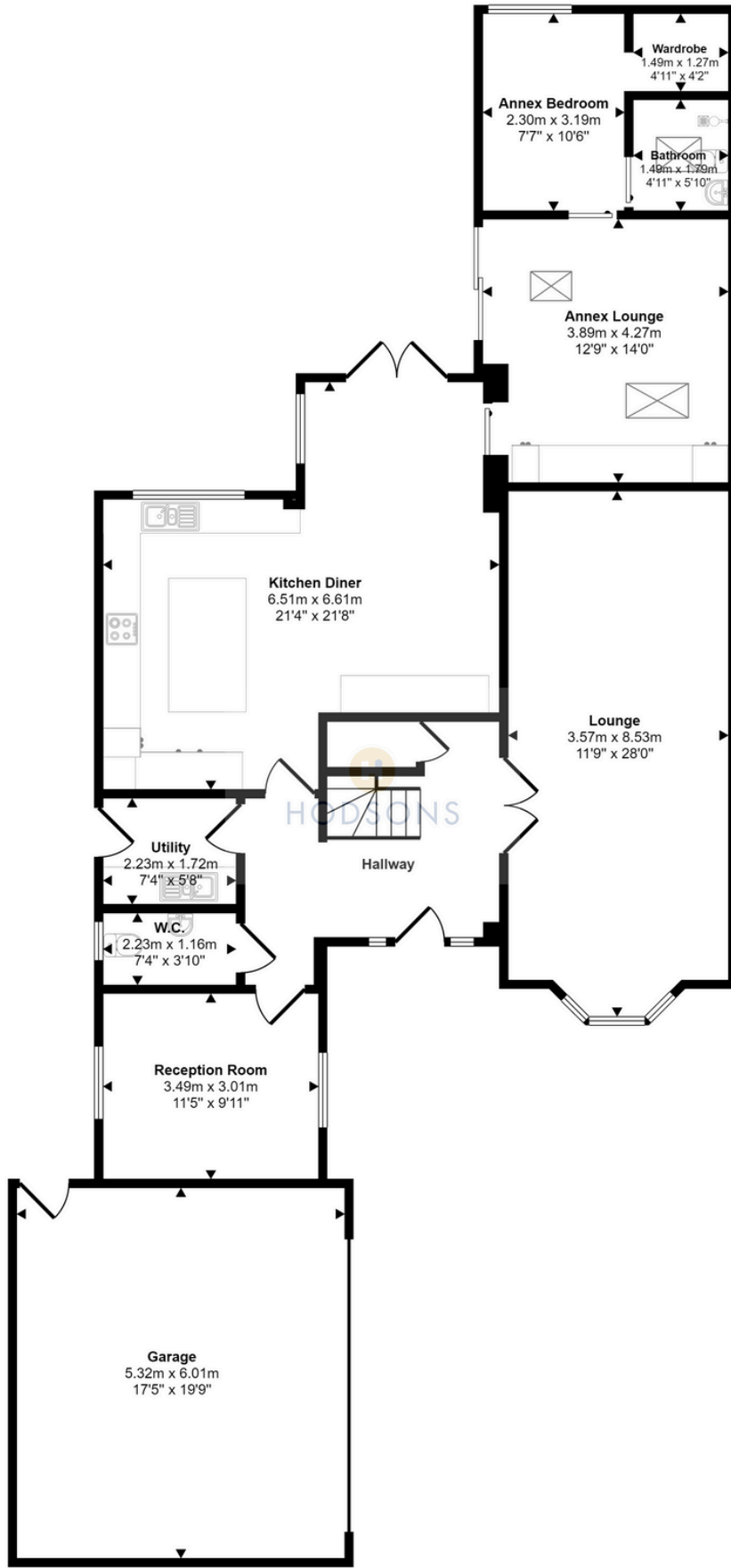






Situated in the charming and highly regarded village of Newmillerdam, this property enjoys a peaceful yet convenient location. The village is well-known for its picturesque country park and lake, offering scenic walks, cycling routes, and outdoor activities. With easy access to nearby amenities, schools, and excellent transport links, Newmillerdam provides the perfect balance between tranquil village life and accessibility to larger towns and cities



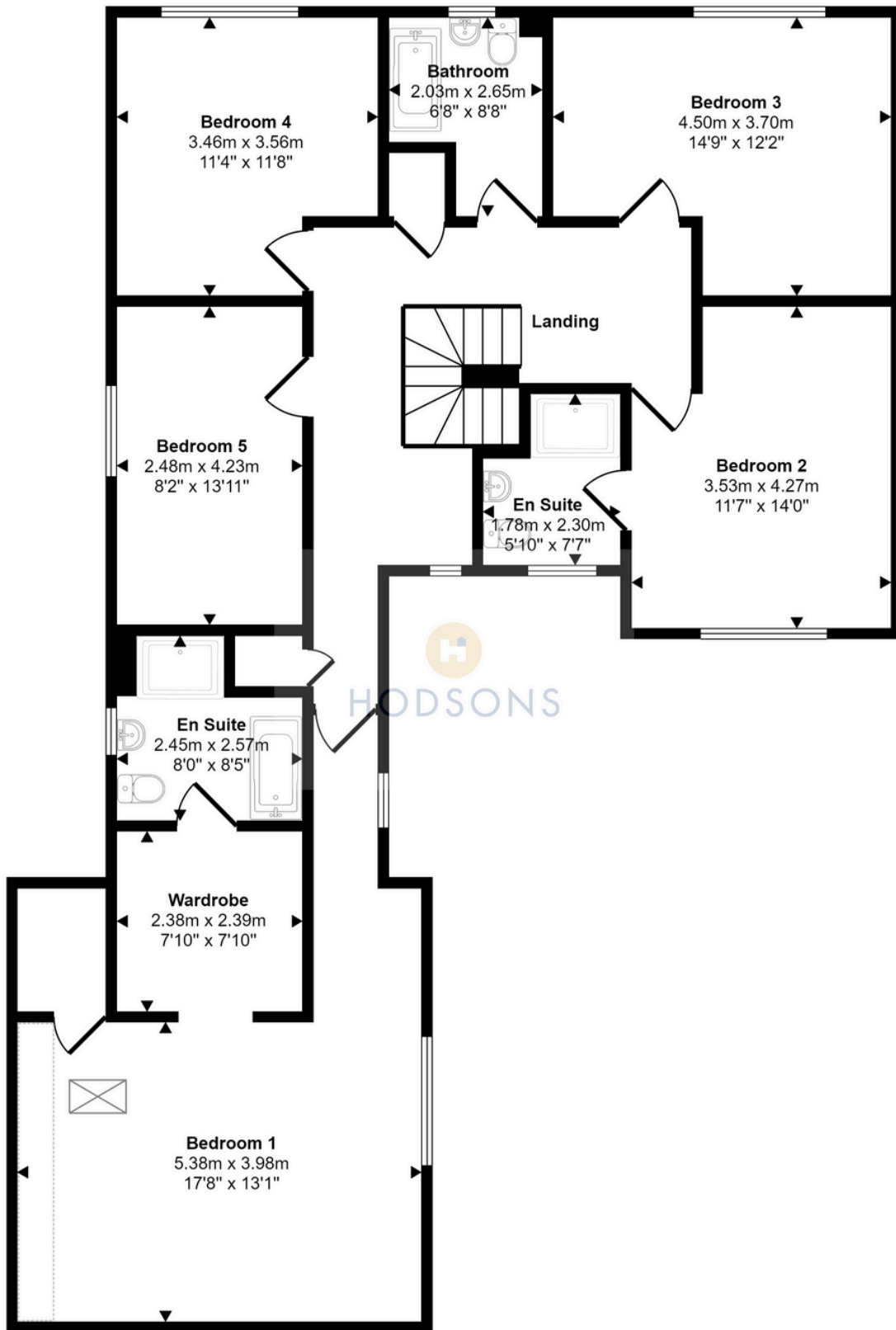


Ground Floor

Approx 159 sq m / 1716 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Approx 124 sq m / 1331 sq ft

☐ Denotes head height below 1.5m

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Viewings - Strictly by appointment only

Tenure - This property is Freehold

Services - Connected to Mains water and electricity, drainage and gas

Council Tax - Wakefield Council Band G

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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