



Hillcrest, Grimpit Hill
Notton Lane, Notton, Wakefield



Hillcrest, Grimpit Hill

Notton Lane, Notton, Wakefield, WF4 2PG



Set in an elevated position enjoying far reaching views over the village and surrounding countryside, a grandly proportioned family home enjoying excellent privacy on a 0.64 acre (0.26 hectare) plot.

Designed for ultimately comfortable family living, this supremely spacious house has a gas fired central heating system providing underfloor heating across the ground floor supplemented by air conditioning for the warmer months. Thoughtfully planned, the formal entrance hall leads through into an atmospheric central reception hall that has a boot room and guest toilet off to the side. The principal drawing room has a characterful vaulted ceiling, as well as a lovely feature fireplace and French doors out to a patio. The formal dining room also has French doors out to the patio and the kitchen has been fitted to an impressive standard with a lovely range of hand painted units, alongside an enviable sitting area with two sets of French doors out to the patio. Steps then lead down into a family room that adjoins the kitchen and forms the everyday hub of this family orientated house. A second kitchen provides useful additional space and then steps lead down to the everyday entrance hall that adjoins the garage. The principal bedroom suite is situated to the rear of the ground floor with a large bedroom leading through into separate en suite and dressing room facilities.

To the first floor, a spacious landing provides for a lovely additional sitting area with two double bedrooms off, both having en suite facilities. The guest bedroom suite sits alongside the house, approached via a separate staircase, again having its own en suite facilities. From the roadside an impressive gated entrance opens into a broad parking/turning area that leads up to the triple garage. The gardens have been tended to an excellent standard and surround the house, creating a lovely backdrop for this comfortable family home.

Situated on the fringe of Notton, this stunning family home is within easy reach of the village shop and post office, an active community hall and the local tennis and cricket clubs. A broader range of amenities are available in the nearby city centre of Wakefield, which has a mainline railway station and ready access to the national motorway network.





ACCOMMODATION

FORMAL ENTRANCE HALL

Panelled front entrance door, windows to three sides, natural tiled floor and double doors to the reception hall.

CENTRAL RECEPTION HALL

Lovely galleried central reception hall with solid wood flooring, stairs to the first floor and double doors through to the principal drawing room and formal dining room.

BOOT ROOM

Frosted window to the front and houses the underfloor heating manifold.

GUEST CLOAKROOM

Frosted window to the front, natural tiled floor and two piece white and chrome cloakroom suite comprising low suite w.c. and vanity wash basin.

PRINCIPAL DRAWING ROOM

Two large windows to the front, French doors out to the patio to the rear and an Inglenook style fireplace with windows either side housing a grand fireplace with a marbled surround and living flame coal effect gas fire. Solid wood flooring and vaulted ceiling.

FORMAL DINING ROOM

French doors out to the patio to the rear and continuation of the wood strip flooring.

KITCHEN

Fitted to an exquisite standard with a range of hand painted wall and base units with a mixture of granite work tops and solid wood butchers block worktops, matching island unit and wide aga. Inset twin sinks, matching larder unit and adjoining dining area with two sets of French doors leading straight out to the patio to the rear.

FAMILY ROOM

Characterful windows to the front, wood strip flooring, air conditioning cassette and steps up to the kitchen area.

SECOND KITCHEN

Window to the front and fitted with a range of modern wall and base units with laminate work tops incorporating a ceramic sink unit. Inset Bosch induction hob with glazed splash back and filter hood over, built in double oven and space and plumbing for two washing machines.

EVERYDAY ENTRANCE HALL

Panelled front entrance door, connecting door through to the garage, toilet and useful understairs store.

TRIPLE GARAGE

Three automated up and over doors to the front and personal door to the rear.

PRINCIPAL BEDROOM

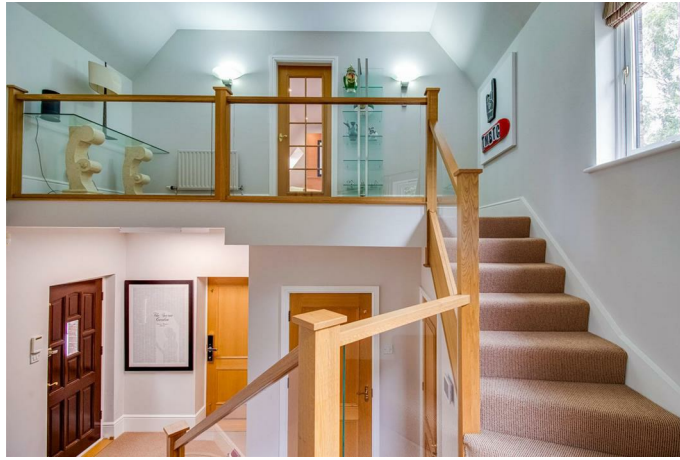
Windows to the patio to the West, as well as French doors out to patio to the East.

DRESSING ROOM

Tall vaulted ceiling, good range of fitted wardrobe, generously proportioned dressing room with loft access point and en suite.

EN SUITE

Finished to an excellent standard with a four piece suite comprising double ended freestanding bath, separate walk in shower cubicle with twin head shower and glazed screen, twin vanity wash basins and wall mounted low suite w.c. with concealed cistern. Tiled walls and floor with underfloor heating. Chrome heated towel rail and frosted window to the side.





FIRST FLOOR LANDING

Spacious landing providing a valuable sitting/study area with a window enjoying fantastic far reaching views across the village to Emley Moor. Double central heating radiator and air conditioning cassette.

BEDROOM THREE

Window taking full advantage of the far reaching views, double central heating radiator and air conditioning cassette. A range of fitted wardrobes also conceal double door access through to the dressing room.

DRESSING ROOM

Velux style roof light to the rear.

EN SUITE

Luxuriously fitted to an excellent standard with four piece suite comprising double ended freestanding bath, walk in shower cubicle with twin head shower and glazed screen, vanity wash basin with cupboards under and wall mounted w.c. with concealed cistern. Tiled walls and floor with underfloor heating, frosted Velux style roof light to the rear and extractor fan.

BEDROOM FOUR

Window capturing the long distance views over the village and countryside beyond. Central heating radiator and a range of fitted wardrobes with matching drawer units and dressing area. Air conditioning cassette.

EN SUITE

Beautifully finished with a three piece suite comprising wide shower cubicle with twin head shower and glazed screen, vanity wash basin with cupboards and wall mounted w.c. with concealed cistern. Frosted Velux style roof light to the rear, tiled walls and floor with underfloor heating, chrome heated towel rail, extractor fan and loft access point.

GUEST BEDROOM

Two Velux style roof lights set into the characterful sloping ceiling to the front. Two central heating radiators.

EN SUITE

Fitted to a lovely standard with a three piece white and chrome suite comprising walk in shower with twin head shower and glazed screen, vanity wash basin with cupboards and low suite w.c. with concealed cistern. Tiled walls and floor. Loft access point.

OUTSIDE

Approached via automated gates, a sweeping driveway provides ample parking and turning space and leads up to a triple garage. Sitting in the centre of a 0.64 acre (0.26 hectare) plot, the house is surrounded on all sides by beautifully tended gardens. Occupying an elevated position, the property commands far reaching views across the village and beyond.

COUNCIL TAX BAND

The council tax band for this property is G.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

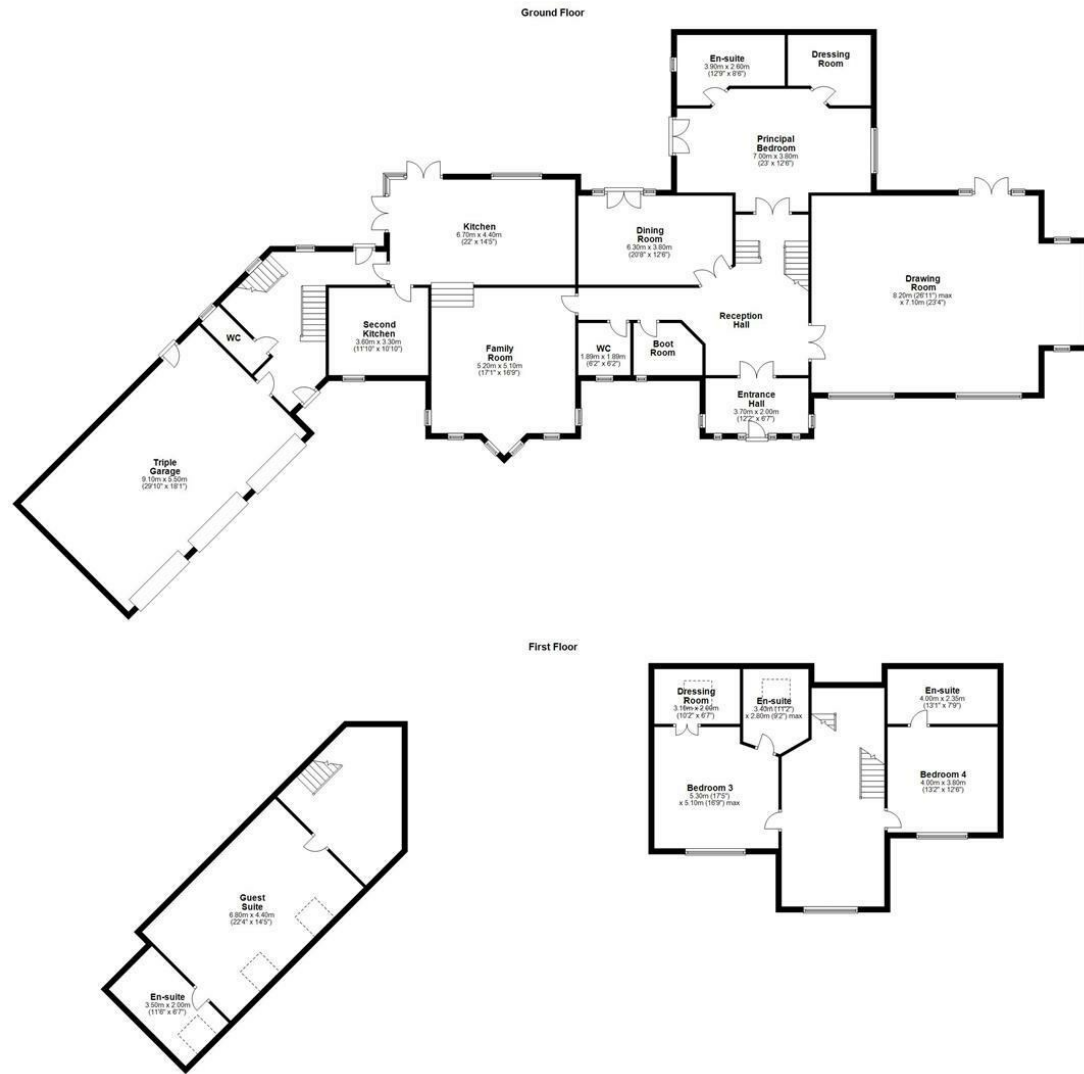
VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.





OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
 Pontefract & Castleford office 01977 798844
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

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

FREE VALUATION

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	66	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES AT:

WAKEFIELD PONTEFRACT & CASTLEFORD OSSETT HORBURY NORMANTON



66 Northgate, Wakefield, West Yorkshire, WF1 3AP

Tel: 01924 291294

Email: mail@richardkendall.co.uk

www.richardkendall.co.uk

