



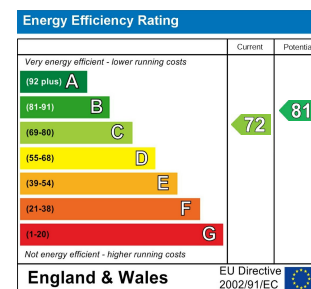
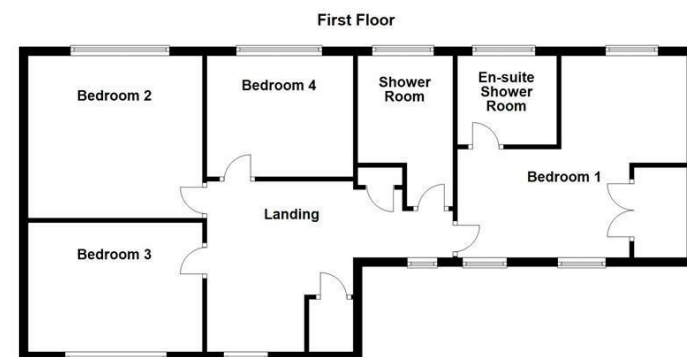
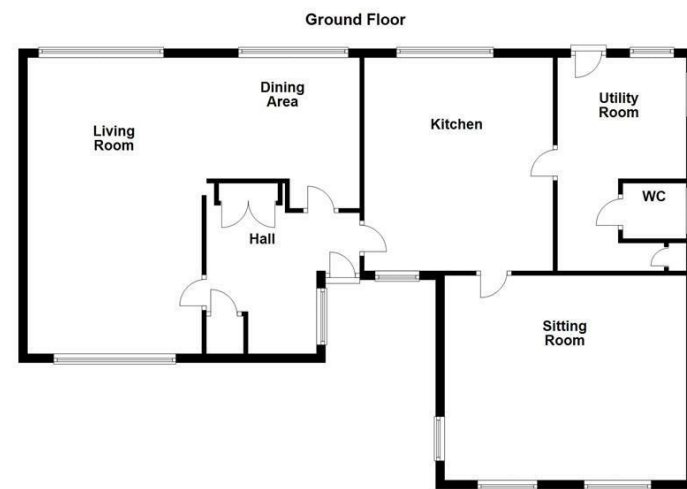
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1a Bleakley Lane, Notton, Wakefield, WF4 2NR

For Sale Freehold £450,000

Occupying a beautiful plot in a sought after location is this detached family home benefitting from being professionally decorated throughout, driveway parking, rear gardens and stunning far reaching views of surrounding countryside.

The property briefly comprises of entrance hall, living room with dining area, kitchen with utility, access to the downstairs w.c. and sitting room. The first floor landing leads to four bedrooms (with the principal bedroom boasting en suite shower room/w.c.), and a family shower room/w.c. Externally the property has gated entry with ample driveway parking and easy to maintain lawn with bush and shrub border. To the rear are stunning outreaching views of surrounding countryside with low maintenance lawns and patio seating with detached outhouse.

Situated in Notton, the property is ideally located for all local shops and amenities including schools, with main bus routes running to and from Wakefield city centre. The M1 is approximately a 15 minute drive away, perfect for the commuter looking to travel further afield but still enjoying a semi rural location.

This property would make a fantastic family home and a viewing is highly recommended.

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.

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ACCOMMODATION

HALL

Stairs to the first floor, central heating radiator and access to the kitchen, dining room, built in storage cupboards and living room.

LIVING ROOM

12'11" x 21'11" [3.94m x 6.69m]

UPVC double glazed windows to the front and rear elevation, central heating radiator and feature electric fire with surround. Wall lights to two sides and an opening leading through to the dining area.



DINING AREA

11'5" x 11'2" [3.48m x 3.41m]

UPVC double glazed window to the rear elevation and central heating radiator.



KITCHEN

15'9" x 13'11" [4.81m x 4.26m]

Fitted kitchen with an array of wooden wall and base units for storage incorporating 1.5 sink and drainer unit, space for a gas cooker with cooker hood and tiled splash back, integrated oven, UPVC double glazed window to the rear elevation and central heating radiator. Doors leading through to the utility room and sitting room.

UTILITY ROOM

9'5" x 16'0" [2.89m x 4.88m]

Wall and base units with laminate work tops with sink unit, space for a fridge freezer, washing machine and dryer. UPVC double glazed windows to the rear and side elevation, built in storage cupboard and access to downstairs w.c.

W.C.

4'1" x 4'6" [1.27m x 1.38m]

UPVC double glazed frosted window to the side elevation, corner vanity wash hand basin unit with mixer tap, low flush w.c., central heating radiator and fully tiled walls and floor.

SITTING ROOM

17'10" x 15'0" [5.44m x 4.57m]

UPVC double glazed windows to the front and side elevation, wall lights to one side and two central heating radiators.



FIRST FLOOR LANDING

UPVC double glazed windows to the front elevation, two central heating radiators and built in storage cupboard over the stairs. Access to four bedrooms and the family shower room.

BEDROOM ONE

17'7" x 15'3" [5.36m x 4.66m]

UPVC double glazed windows to the front and rear elevation, central heating radiator and built in walk in storage cupboard. Door leading through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'10" x 6'9" [2.39m x 2.07m]

UPVC double glazed frosted window to the rear elevation, shower cubicle with glass door and wall mounted shower, wash hand basin, low flush w.c., white ladder style radiator and partially tiled walls.

BEDROOM TWO

12'11" x 12'1" [3.94m x 3.7m]

UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE

12'11" x 9'8" [3.95m x 2.96m]

UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM FOUR

10'11" x 8'6" [3.33m x 2.61m]

UPVC double glazed window to the rear elevation and central heating radiator.

SHOWER ROOM/W.C.

11'3" x 7'3" [3.44m x 2.23m]

Walk in double cubicle with tiled seat, extractor fan, UPVC double glazed window to the rear elevation, wash hand basin with mixer tap, low flush w.c., chrome style ladder radiator, spotlights to the ceiling and fully tiled walls and floor.



OUTSIDE

To the front of the property there are easy to maintain lawns with bush and shrub borders with ample driveway parking providing space for several cars. To the rear there are easy to maintain lawns with bush and shrubs border surrounding with flagged patio leading to a detached outhouse for storage, as well as a paved patio to the right hand side. The property benefits from far outreaching views to the rear of surrounding countryside.



COUNCIL TAX BAND

The council tax band for this property is E.

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.