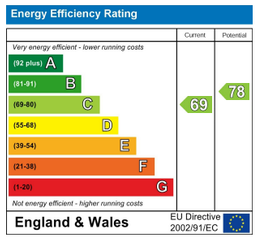
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 MARKET APPRAISAL
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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

30 Applehaigh Lane, Notton, Wakefield, WF4 2NA

For Sale Freehold £750,000

Thoughtfully presented to a lovely standard and offered with no chain is this deceptively spacious five bedroom detached family home situated on the fringe of this highly sought after village set on a good sized plot with thoughtfully landscaped gardens.

With a gas fired central heating system and sealed unit double glazed windows, this attractively presented house is entered via a welcoming L-shaped reception hall. Doors then lead through into a dining area and on into a well proportioned living room with a lovely feature fireplace with a wood burning stove. Beyond the living room is a conservatory that takes full advantage of the views over the back garden. The kitchen has been fitted to an impressive standard with an adjoining breakfast area and steps that lead down into a lovely family room with views over the back garden. In addition there is a separate office room, as well as a downstairs bathroom and utility room. Also on the ground floor is a large bedroom suite overlooking the back garden with a good sized double bedroom and en suite shower room. To the first floor the principal bedroom also has en suite facilities, as does a third double bedroom, with the two further bedrooms also benefitting from an extended landing area suitable for a variety of different uses. Outside, the property is approached via twin automated gates with a U-shaped driveway providing ample off street parking and also leading up to the integral garage. The principal gardens lay to the rear of the house where there is a fantastic stone paved patio, ideal for outside entertaining with a raised decked sitting area in additional, as well as a good sized lawn with mature planted beds and useful wooden shed.

The property is situated on the fringe of this highly sought after village within a short walk of the facilities in the centre of the village. A broader range of amenities are available in the nearby city centre of Wakefield which has its own railway station, as well as ready access to the national motorway network.

ACCOMMODATION

RECEPTION HALL
22'7" x 13'9" (max) (6.9m x 4.2m (max))
A central L-shaped room with composite front entrance door and side screen, wood effect flooring, double central heating radiator, turn staircase to the first floor and useful understairs store.

LIVING ROOM
13'5" x 13'5" (4.1m x 4.1m)
Window to the side, double central heating radiator and feature stone fireplace housing a contemporary style wood burning stove with provision for a wall mounted television above. Archways through to the front and rear.

DINING AREA
13'5" x 10'5" (4.1m x 3.2m)
Window to the front and central heating radiator.

CONSERVATORY
13'9" x 11'1" (4.2m x 3.4m)
Windows to three sides and double doors that lead out to the paved patio to the rear.

FAMILY ROOM
22'3" x 10'5" (6.8m x 3.2m)
With large window and double French doors out to the patio to the rear. Three velux roof lights for additional natural light, central heating radiator and step up to the kitchen area.

OFFICE
11'5" x 6'6" (3.5m x 2.0m)
Window to the front and central heating radiator.

KITCHEN
Lovely range of cream fronted wall and base units with contrasting dark granite work tops with matching splash backs. Inset stainless steel sink unit, five ring gas on glass hob with granite splash back and filter hood over, two built in ovens, integrated microwave and warming drawer. Integrated dishwasher and integrated under counter fridge.

BATHROOM/W.C.
6'6" x 5'10" (2.0m x 1.8m)
Window to the front and fitted with a three piece white and chrome suite comprising panelled bath, pedestal wash basin and low suite w.c. Central heating radiator.

UTILITY ROOM
8'2" x 7'2" (2.5m x 2.2m)
Range of fitted wall and base units with laminate work top incorporating stainless steel sink unit, space and plumbing for a washing machine and tumble dryer. Double central heating radiator and built in linen cupboard.

GARAGE
18'0" x 8'2" (5.5m x 2.5m)
An automated up and over door to the front and connecting door through to the utility room.

BEDROOM TWO
15'8" x 11'1" (max) (4.8m x 3.4m (max))
Window to the side and central heating radiator.

EN SUITE/W.C.
11'1" x 3'7" (3.4m x 1.1m)
Frosted window to the side, tiled walls and floor. Fitted with a quality three piece white and chrome suite comprising walk in shower cubicle with electric shower and sliding glazed screen, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail and extractor fan.

FIRST FLOOR LANDING
11'5" x 10'5" (3.5m x 3.2m)
Extended landing area, suitable for a variety of different uses with a galleried landing overlooking the staircase. Window to the front, central heating radiator and loft access point.

BEDROOM ONE
18'4" x 13'5" (5.6m x 4.1m)
A lovely sized principal bedroom suite with windows to both the front and rear, double central heating radiator and a good range of fitted wardrobes.

EN SUITE/W.C.
7'10" x 6'10" (2.4m x 2.1m)
Frosted window to the rear, tiled walls and floor. Fitted with a three piece white and chrome suite comprising walk in shower cubicle with glazed door, vanity wash basin with cupboards under and low suite w.c. Chrome ladder style heated towel and extractor fan.

BEDROOM THREE
12'5" x 7'6" (3.8m x 2.3m)
Window to the front and central heating radiator.

EN SUITE/W.C.
7'2" x 5'6" (2.2m x 1.7m)
Frosted window to the rear, tiled walls and floor. Three piece white and chrome suite comprising corner shower cubicle with glazed door and electric shower, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail and extractor fan.

BEDROOM FOUR
10'9" x 8'2" (3.3m x 2.5m)
Window to the front, central heating radiator and fitted wardrobe with matching cupboards and drawers.

BEDROOM FIVE
11'5" x 7'6" (3.5m x 2.3m)
Window overlooking the back garden, central heating radiator and fitted double wardrobe with matching drawers and cupboards. Access to the eaves storage area.

OUTSIDE
The property is approached via automated in and out gates to a U-shaped driveway that provides ample off street parking and leads up to the integral garage. The front garden has been designed for low maintenance with a bonded resin and blocked feature area, as well as steps up to the front door. To the rear of the house there is a beautiful enclosed garden with a paved patio sitting area immediately behind the house, as well as a raised decked sitting area overlooking a good sized lawn with well established beds and borders, in addition to a useful wooden shed.

COUNCIL TAX BAND
The council tax band for this property is F.

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.