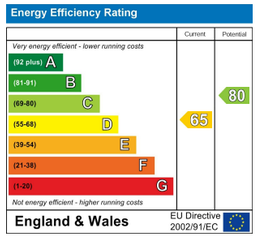
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

28 Applehaigh Lane, Notton, WF4 2NA

For Sale Freehold £725,000

Nestled in the picturesque semi-rural village of Notton is this impressive four bedroom detached family home boasting stunning valley views, spacious living accommodation, gated access to a broad driveway and an attractive landscaped rear garden.

The property features a welcoming reception hall, downstairs w.c., living room, dining room, spacious conservatory, kitchen/breakfast room, separate utility, and integral double garage. The first floor offers four well appointed bedrooms, including two with modern en suite facilities, and a luxurious four piece family bathroom. Externally, the property has a gated driveway, planted rockery garden, and a beautifully maintained rear garden with an Indian stone patio, lawned area, and timber shed, all bordered by privet hedges.

Located just five miles northeast of Wakefield, Notton offers tranquil countryside living with excellent connections to Wakefield, Barnsley, Leeds, and the M1 motorway, making it ideal for commuters. With local bus routes and abundant opportunities for outdoor activities such as walking, hiking, and cycling, this home truly offers the best of both worlds.

An early viewing is highly recommended to fully appreciate the accommodation this exceptional property has to offer.

ACCOMMODATION

RECEPTION HALL
Composite front entrance door with frosted side panels, coving to the ceiling, inset spotlights, fully tiled floor, central heating radiator, UPVC double glazed frosted window overlooking the side aspect, staircase leading to the first floor landing and doors leading to the downstairs w.c., living room, dining room kitchen/breakfast room and two cloakrooms.

W.C.
4'2" x 7'0" (1.28m x 2.15m)
Concealed cistern low flush w.c., ceramic vanity wash basin with mixer tap with mirror over, inset spotlights, contemporary dark grey radiator, fully tiled floor and UPVC double glazed frosted window overlooking the front aspect.

LIVING ROOM
17'10" x 12'3" (5.46m x 3.75m)
Triple aspect windows with UPVC double glazed windows overlooking the rear, front and conservatory. Coving to the ceiling, central heating radiator, gas fire on a solid Yorkshire stone hearth with decorative brick interior and solid wooden mantle. Feature archway into the dining room.

DINING ROOM
10'0" x 11'11" (3.05m x 3.65m)
Coving to the ceiling, central heating radiator, a set of UPVC double glazed French doors to the conservatory with windows to either side.

CONSERVATORY
10'11" x 9'4" (min) x 11'6" (max) (3.34m x 2.85m (min) x 3.52m (max))
UPVC double glazed windows and a set of UPVC double glazed French doors to the rear garden. Downlights built into the surround with tinted 'self cleaning' glass roof, power and light.

KITCHEN/BREAKFAST ROOM
11'10" x 10'9" (3.61m x 3.30m)
Range of modern wall and base units with laminate work surface over and laminate upstanding above, 1 1/2 dark grey Blanco sink and drainer, integrated oven and grill with integrated microwave, four ring ceramic hobs, integrated fridge/freezer and pull out bin drawers. Fully tiled floor, door providing access to the utility, inset spotlights to the ceiling, LED strip lighting to the wall cupboards, dark grey contemporary radiator, UPVC double glazed window overlooking the rear garden.

UTILITY
6'10" x 8'9" (2.08m x 2.67m)
Range of modern wall and base units with laminate work surface over and laminate upstanding above, space and plumbing for a washing machine, fully tiled floor, dark grey contemporary radiator, UPVC double glazed window overlooking the side aspect, inset spotlights to the ceiling, LED strip lighting to the wall cupboard, UPVC rear door and door to the integral double garage.

INTEGRAL DOUBLE GARAGE
22'0" x 15'7" (6.73m x 4.76m)
Electric quarter panelled door to the front, UPVC double glazed frosted window to the side aspect, power and light.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the front elevation, inset spotlights, central heating radiator, coving to the ceiling, loft access and doors to a storage cupboard, four bedrooms and the house bathroom.

BEDROOM ONE
25'3" (max) x 16'6" (min) x 15'1" (7.70m (max) x 5.03m (min) x 4.62m)
UPVC double glazed window overlooking the front elevation with rolling valley views, inset spotlights, central heating radiator and a wealth of fitted wardrobes to one wall. Door providing access into the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
11'9" x 4'7" (3.60m x 1.41m)
Modern three piece suite comprising walk in shower cubicle with mixer shower and rain shower head above, concealed cistern low flush w.c. and laminate wash basin with vanity cupboards and mixer tap. Inset spotlights, wall mounted extractor fan, part tiled walls, laminate tiled floor and ladder style radiator.

BEDROOM TWO
17'10" (max) x 15'0" (min) x 12'4" (5.46m (max) x 4.59m (min) x 3.77m)
UPVC double glazed windows overlooking the rear and side elevation, central heating radiator, coving to the ceiling, wealth of fitted wardrobes, fitted dressing table with built in vanity mirror and LED lighting. Door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
8'8" (max) x 4'6" (min) x 7'8" (2.65m (max) x 1.39m (min) x 2.36m)
Modern three piece suite comprising enclosed shower cubicle with mixer shower and rain shower head above, concealed cistern low flush w.c. and laminate wash basin with vanity cupboards, mixer tap and mirror over. Inset spotlights, UPVC double glazed frosted window overlooking the side elevation, fully tiled walls, laminate floor and ladder style radiator.

BEDROOM THREE
11'10" x 9'11" (3.63m x 3.03m)
UPVC double glazed window overlooking the rear elevation, coving to the ceiling, central heating radiator and range of fitted wardrobes to one wall.

BEDROOM FOUR
7'8" x 10'9" (2.36m x 3.29m)
Fitted wardrobes, storage cupboards, central heating radiator, coving to the ceiling, UPVC double glazed window overlooking the side elevation with open aspect field views.

BATHROOM/W.C.
8'0" x 10'1" (2.46m x 3.09m)
Bespoke contemporary four piece suite comprising freestanding bath with centralised mixer tap, walk in shower cubicle with rain shower head over, ceramic vanity wash basin with mixer tap and concealed cistern low flush w.c. UPVC double glazed frosted window overlooking the rear elevation, UPVC cladding to the ceiling, inset spotlights, dark grey ladder style radiator, fully tiled walls and floor.

OUTSIDE
The property is accessed to the front via double cast iron gates providing access onto a L-shaped block paved driveway providing ample off road parking for several vehicles with privet hedges bordering and planted rockery side garden. A timber gate to the left provides access down a paved pathway into the rear garden. Within the rear garden is an Indian stone paved patio area, perfect for entertaining and dining purposes with steps leading up to the established landscaped rear garden with well manicured planted borders leading to a built in feature pond with rockery style plants surrounding and timber shed, surrounded by privet hedges bordering with open aspect field views behind.

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.