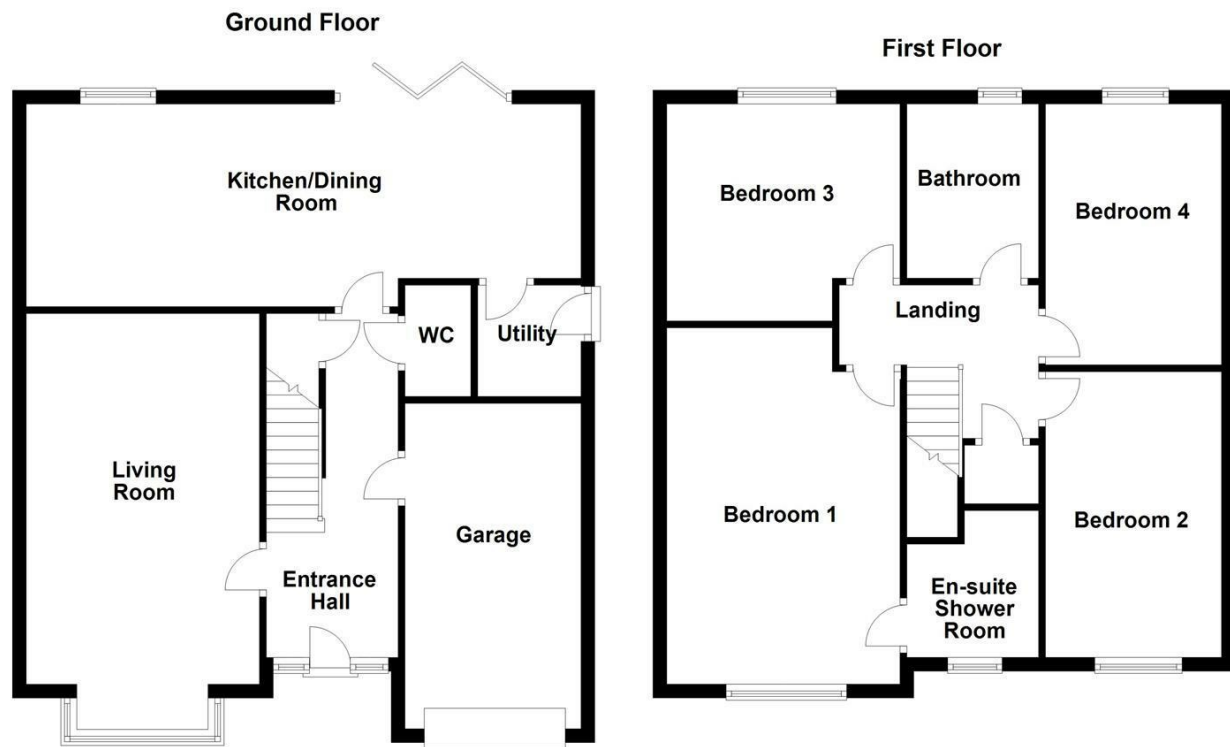




WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



69, The Hollies Bleakley Lane, Notton, Wakefield, WF4 2NU

For Sale Freehold £415,000

Situated in the sought after village of Notton in Wakefield is this generously proportioned four bedroom detached family home. Superbly presented throughout, the property benefits from modern fitted kitchens and bathrooms as well as four good sized double bedrooms, ample offroad parking and an enclosed rear garden it is certainly not a property to be missed.

The property briefly comprises of the entrance hall which provides access to the first floor landing via the stairs, as well as an under stair storage/ cloakroom, the downstairs w.c., the garage, living room and kitchen dining room. The kitchen dining room leads us to the rear through a bi folding set off doors, as well as a utility which leads us to the side of the property. Coming up to the first floor landing their is access to bedrooms one, two, three and four, a storage cupboard and the house bathroom. Bedroom one benefitting from en-suite shower room facilities as well as fitted wardrobes, bedroom three having fitted wardrobes and loft access and bedroom four being used as an office space.

To the front of the property there is lawned areas as well as planted beds with mature shrubs throughout, tarmac driveway providing offroad parking for four vehicles, leading to the single integral garage manual up and over door power and the front door. Coming around to the rear, the garden is laid to lawn, it incorporates some planted beds with mature shrubs, stone paved patio area perfect for outdoor dining/ entertaining purposes, a pebbled area and towards the rear of the garden a summerhouse with power and light throughout. The garden itself is fully enclosed by timber fencing with high conifer hedging at the rear.

This property would make an ideal purchase for a range of buyers looking in the Notton area. It's ideally located for those who are looking for an ideal village life, with walking routes nearby while also being close by to cities such as Wakefield and towns such as Royston from all larger facilities.

Only a full internal inspection will truly show what is to offer at this turnkey condition home, meaning an early viewing is highly recommended to avoid any disappointment.

IMPORTANT NOTE TO PURCHASERS

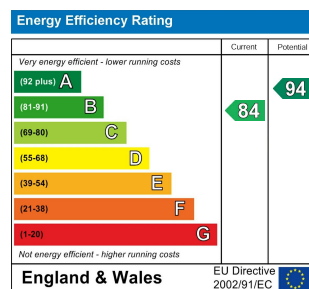
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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



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ACCOMMODATION

ENTRANCE

16'5" x 6'3" max x 3'5" min [5.01m x 1.92m max x 1.05m min]
Composite front door with frosted glass panes leading into the entrance hall. Radiator, stairs providing access to the first floor landing, doors to an under stairs storage cupboard, living room, kitchen dining room, downstairs w.c. and the garage.

LIVING ROOM

20'2" x 10'11" max x 6'0" min [6.15m x 3.35m max x 1.85 min]
Two central heating radiators, box UPVC double glazed window towards the front, electric fireplace marble half surround and mantle.



W.C.

3'0" x 5'4" [0.93m x 1.63m]
Extractor fan, chrome ladder style central heating radiator, low flush w.c., ceramic wash basin on a floating shelf, tile splashback.

KITCHEN DINING ROOM

26'6" x 9'8" max x 8'4" min [8.08m x 2.95m max x 2.56m min]
Two central heating radiators, door to utility, bi folding doors leading to the rear patio area [an external electric rollout canopy sits above these doors], UPVC double glazed window to the rear, partial spotlighting in ceiling, range of base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, four ring induction hob with partial glass splashback and partial tile in brick formation with stainless steel extractor hood above. Integrated double oven, integrated dishwasher, integrated fridge-freezer, downlighting above wall units.



UTILITY

5'3" x 4'11" [1.62m x 1.51m]
Extractor fan, central heating radiator, UPVC frosted double glazed side door, modern base units with laminate work surface over, stainless steel sink with mixer tap, space and plumbing for a washing machine.

FIRST FLOOR LANDING

Central heating radiator, doors to bedroom one, two, three and four, house bathroom and storage cupboard which houses the water tank.

BEDROOM ONE

15'4" x 11'2" [4.68m x 3.42m]
UPVC double glazed window to the front, central heating radiator, door to en-suite shower room, fitted wardrobes with sliding doors.



EN-SUITE SHOWER ROOM

5'11" x 7'1" max x 4'3" min [1.81m x 2.16m max x 1.31m min]
Frosted UPVC double glazed window which looks to the front, central heating radiator, spotlights into the ceiling, extractor fan, low flush w.c., ceramic wash basin and mixer tap built into a storage unit, shower cubicle, overhead shower and showerhead attachment, glass shower screen, full tiling.

BEDROOM TWO

8'8" x 13'7" [2.65m x 4.15m]
UPVC double glazed window to the front, central heating radiator.



BEDROOM FOUR

8'6" x 10'6" [2.6m x 3.22m]
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes with sliding doors. Loft access - partially bordered for storage, pull down ladder, power and light.

BEDROOM THREE

8'8" x 12'5" [2.65m x 3.8m]
UPVC double glazed window to the rear, central heating radiator, spotlight into the ceiling.

BATHROOM

6'7" x 8'6" [2.02m x 2.6m]
Frosted UPVC double glazed window to the rear, spotlighting in the ceiling, extractor fan, chrome ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap, panel bath with mixer tap, separate shower cubicle with overhead shower and showerhead attachment, glass shower screen, full tiling.



OUTDOOR WORKSHOP

11'4" x 9'6" [3.46m x 2.9m]
Spotlighting to the ceiling, wall mounted electric heating unit, power and light and access through a set of UPVC double glazed doors, wall and base units with wooden work surface over.

GARAGE

15'7" x 8'2" [4.75m x 2.5m]
Power and light, glow-worm boiler, up and over door, base units with a laminate work surface over.

OUTSIDE

To the front, the garden is lawned as well as slate beds with mature trees and shrubs throughout, the majority of the front garden is made up of a tarmac driveway providing off road parking for four vehicles. Single integral garage with manual up and over door power and light. The rear garden is lawned with some planted bed borders, a stone paved patio area perfect for outdoor dining, entertaining purposes, a pebbled area towards the rear of the garden with a further raised planted bed area. Access to a timer built workshop/ summerhouse with UPVC double glazed doors to provide access. The garden is fully enclosed by timber fencing with tall conifer hedging at the rear.



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.

COUNCIL TAX BAND

The council tax band for this property is E.

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.