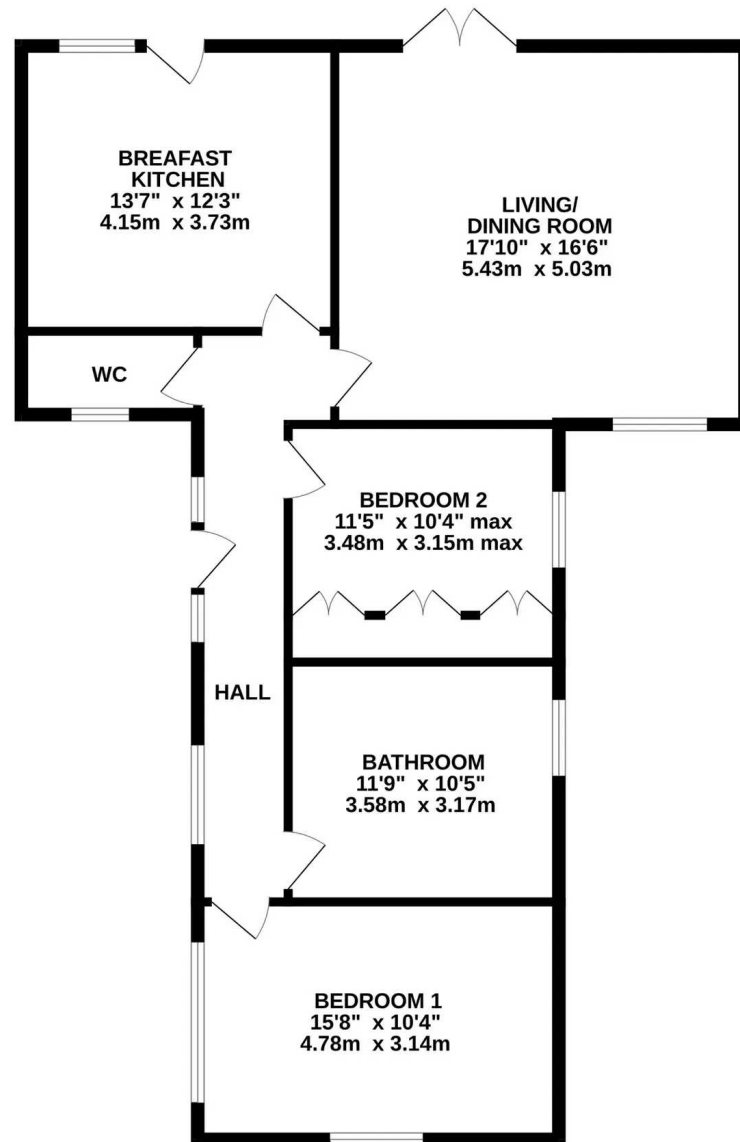




**Applehaigh Court, Applehaigh Lane, Notton**

Wakefield

Offers in Region of **£450,000**



APPLEHAIGH COURT

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## Applehaigh Court, Applehaigh Lane

Notton, Wakefield

NESTLED IN A BEAUTIFUL HAMLET OF PERIOD FARM BUILDINGS IS THIS SUPERBLY PRESENTED, TRUE BUNGALOW. SITUATED IN THE SOUGHT AFTER DEVELOPMENT OF APPLEHAIGH COURT WHICH IS LOCATED IN THE AFFLUENT VILLAGE OF NOTTON, WAKEFIELD. THE PROPERTY IS A SHORT DISTANCE FROM VILLAGE AMENITIES, WITH GOOD COMMUTER LINKS AND WITH PLEASANT WALKS NEAR BY. OFFERED WITH NO ONWARD CHAIN, EARLY VIEWINGS ARE ADVISED.

The property accommodation briefly comprises of entrance hallway, open-plan dual aspect living/dining room, breakfast kitchen, separate WC, two double bedrooms and generous proportioned bathroom. There is a fantastic attic space accessed via drop down ladder from the bathroom for use of additional storage. Externally the property is accessed from the courtyard via a pillared gravelled driveway, the front is low maintenance with well stocked beds, to the rear is a private, Yorkshire stone flagged patio with gravelled borders and raised beds.

**Simon Blyth**  
ESTATE AGENTS



#### **ENTRANCE HALL**

Enter into the property through a double glazed, composite door with laded detailing insert into the entrance hall. There are adjoining double glazed windows to the side elevation which provide the entrance hall with a great deal of natural light. The entrance hall features solid oak flooring, a radiator, two wall light points and two ceiling light points and there are exposed timber beams to the ceilings and timber lintels over the doorways. There are multi panel timber and glazed doors which provide access to the separate W.C, open plan living dining room, and breakfast kitchen and multi panel doors then provide access to the bedroom and bathroom accommodation.

#### **SEPERATE W.C**

The separate W.C features an additional styled two piece suite which comprises of a low level W.C with comprises of a pull chain cistern and a broad pedestal wash hand basin. The fabulous oak flooring continues through from the entrance hall and there is tiling to the walls to dado height, a dado rail with obscured glass to the front elevation, a ceiling light point, extractor fan and a radiator.



### **OPEN PLAN LIVING DINING ROOM**

As the photography suggests, the open plan living dining room is a generous proportioned reception room which features an impressive high angled ceiling with exposed timber beams on display. There is a central ceiling light point, four wall light points, a bank of double glazed windows to the front elevation, and double glazed French doors which provides seamless access to the rear gardens. The focal point of the room is the impressive inglenook fireplace with a cast iron stove effect living flame gas fire which is set upon a raised stone hearth. There is a television point, and two radiators.



## BREAKFAST KITCHEN

The breakfast kitchen room again features a high angled ceiling with exposed timber beams on display. There is attractive tiled flooring, two ceiling light points and two wall light points, a double glazed window to the rear elevation and a multi panel composite door provides access to gardens. The kitchen features a range of high quality fitted wall and base units with shaker style cupboard fronts and with complimentary work surfaces over which incorporate a one and a half bowl sink and drainer unit with a chrome mixer tap. The kitchen is well equipped with high quality appliances which include a four ring Dedi trite gas hob with integrated cooker hood over, a built in AEG waist level fan assisted oven, an integrated shoulder level microwave combination oven, integral washing machine and a built in tall standing fridge and freezer unit. The kitchen features glazed display cabinets with inset spotlighting, a breakfast peninsular for informal dining, under unit lighting and tiling to the splash areas. A cupboard houses the property wall mounted combination boiler with useful storage at either side.



### **BEDROOM ONE**

Bedroom one is a light and airy generous proportioned double bedroom which enjoys a great deal of natural light which cascades through the dual aspect bank of windows to the front and side elevations. The window to the front provides a pleasant view onto the hamlet and the room is finished with a neutral décor and features two wall light points, and a radiator. The room is a generous proportioned double bedroom which has ample space for freestanding furniture.

### **BEDROOM TWO**

Bedroom two, again can accommodate a double bed with ample space for freestanding furniture. The room is furnished with wall to wall fitted wardrobes which have hanging rails and shelving in situ. There is display shelving and drawer units for additional storage and the room features a ceiling light point, a radiator, and a double glazed window to the side elevation.



## BATHROOM

The bathroom features a white four piece suite which comprises of a low level W.C with push button flush, a sunken double ended bath with tiled surround, a broad pedestal wash hand basin and a fixed frame cubicle with fixed frame shower. There are tiled walls and tiled flooring, recessed spotlighting to the ceilings, a chrome ladder style radiator, and a vanity mirror with two downlights. The bathroom features a double glazed window with obscured glass and tiled sill to the side elevation and there is a fitted dresser unit with drawers for toiletries and towels and an extractor fan.

## ATTIC SPACE

The attic space is accessed via a drop down ladder from the bathroom and is predominantly boarded and features two double glazed skylight windows to the side elevation. There is lighting and power in situ and this space could be utilised for a variety of uses, please note there is restricted head height, but the space could be utilised as a potential home office or craft/hobby room.





### FRONT EXTERNAL

Externally the property is tucked away on the fringes of the hamlet and features a pillared driveway which is laid to gravel and provides off street parking and a low maintenance frontage to the property. There are well stocked and mature shrub beds and there are external lights and a flagged area besides the door leading into the entrance hall.

### REAR EXTERNAL

Externally, to the rear the property benefits from an enclosed and private low maintenance garden and features a stone flagged patio area which is an ideal space for alfresco dining and BBQing. There is then a gravelled area with various stone paving, a fabulous retaining stone wall with slate chippings and mature hedged boundaries. There is an external security light.

### GARAGE

The garage features twin timber doors, there is lighting and power in situ and additional storage available in the rafters.





## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act.

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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 25/03/2024



## Simon Blyth Estate Agents

01924 361631

Wakefield@simonblyth.co.uk

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
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