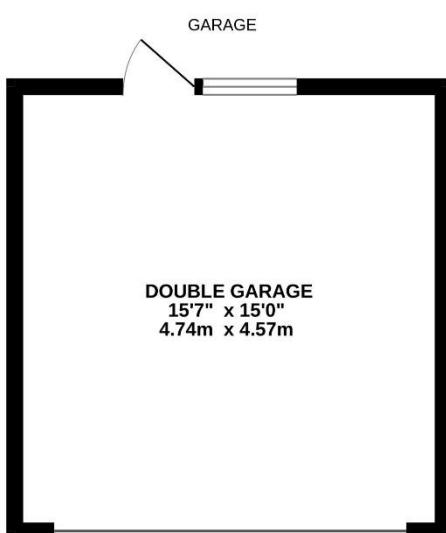
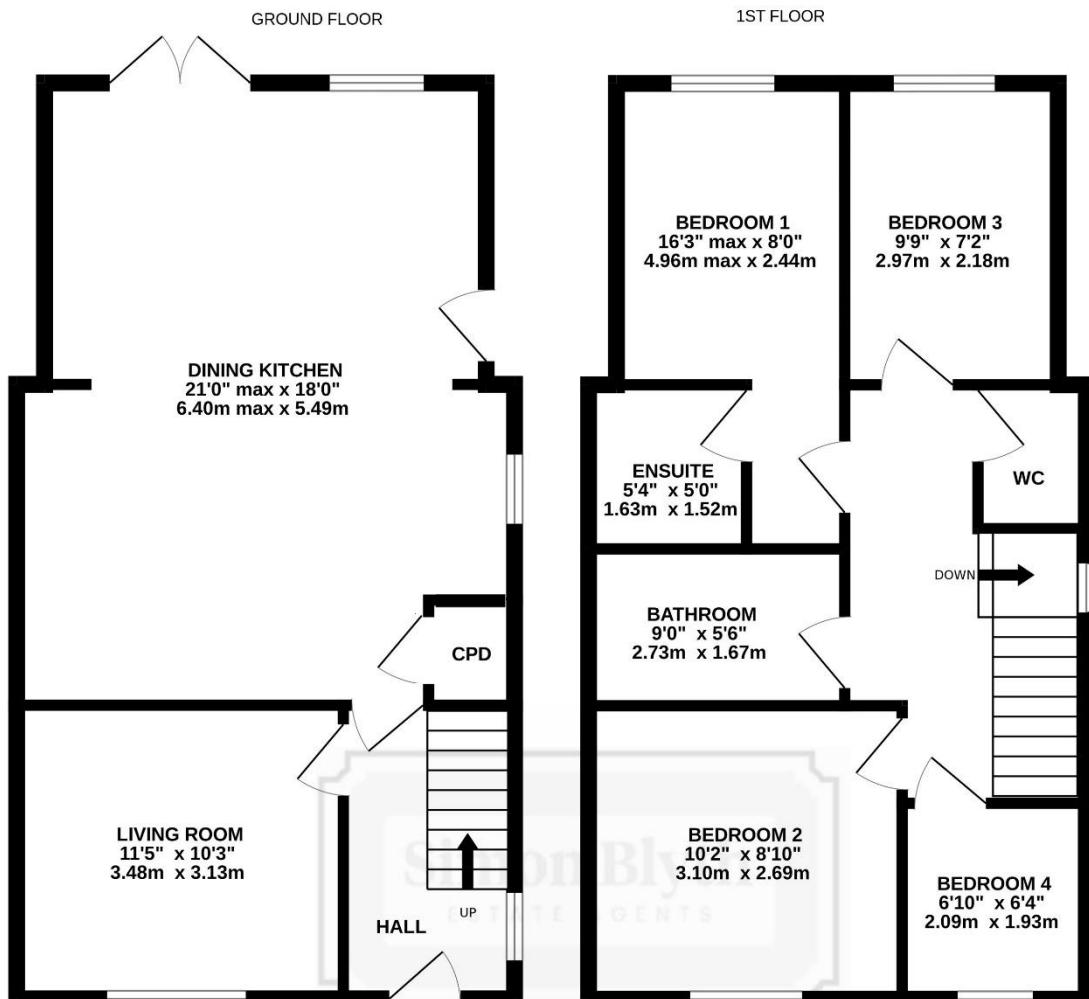




**47 Bleakley Lane, Nottton, Wakefield, WF4 2NU**



BLEAKLEY LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026





## PROPERTY DESCRIPTION

### CHAIN FREE

A SUPERBLY PRESENTED, SEMI-DETACHED FAMILY HOME OFFERING SPACIOUS AND VERSATILE ACCOMMODATION WITH NO ONWARD CHAIN. SITUATED IN THE SOUGHT-AFTER VILLAGE OF NOTTON, BOASTING SUPERB VIEWS ACROSS FIELDS TO THE FRONT AND WITH PLEASANT OPEN ASPECT VIEWS TO THE REAR. THE PROPERTY IS SITUATED IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND WITH PLEASANT COUNTRYSIDE WALKS ON THE DOORSTEP. VIEWINGS ARE ADVISED TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION ON OFFER.

The property accommodation briefly comprises of entrance hall, lounge and impressive open-plan dining-kitchen to the ground floor. To the first floor there are four bedrooms, the house bathroom and separate WC. The principal bedroom having ensuite shower room facilities. Externally there is a lawn garden to the front with space for a patio, to the rear is a low maintenance, enclosed garden with a detached double garage which is accessed via a lane to the rear.

**Price - £275,000**

## GROUND FLOOR

### ENTRANCE PORCH

Enter into the property through a double glazed PVC front door with obscure and stained glass inserts and leaded detailing into the entrance hall. The entrance hall features high quality flooring, a double glazed window with obscure glass to the side elevation, a ceiling light point and a carpeted staircase with wooden handrail and chrome balustrade



## LOUNGE

Measurements – 11'5" x 10'3" (3.48m x 3.13m)

The lounge is a light and airy reception room which features a double glazed bank of windows to the front elevation with pleasant views onto the front garden. There is decorative coving to the ceilings, an ornate ceiling rose with ceiling light point, a cast iron radiator and there are television and telephone points.



## OPEN PLAN DINING KITCHEN

Measurements – 21'0" max x 18'0" (6.40m max x 5.49m)

### KITCHEN AREA

As the photography suggests, the open plan dining kitchen room is a generously proportioned, light and airy space. The kitchen area features inset spot lighting to the ceiling, high quality flooring, fitted wall and base units with high gloss shaker style cupboard fronts with complimentary granite work surfaces over which incorporate a twin stainless steel Blanco sink unit with bevel drainer and chrome mixer tap. The kitchen is equipped with an integrated Quooker boiling tap space for a range cooker inset into the chimney breast with tiled splashback and integrated cooker hood over. There is an integrated wine fridge/chiller, built in dishwasher, space and provisions for an American style fridge and freezer unit and there are soft closing doors and drawers. The kitchen area seamlessly leads into a breakfast bar with oak top and with cupboards beneath and then leads into the dining area with a double glazed window and French doors to the rear elevation with views onto the gardens.





## DINING AREA

Again, there is inset spotlighting to the ceiling, a vertical cast iron column radiator and a double glazed composite door with obscure glazed inserts to the side elevation.





## UTILITY AREA

Off the kitchen there is a utility area with plumbing and provisions for an automatic washing machine and tumble dryer, a solid oak worksurface over, a double glazed window and an additional bank of units for storage. A multipaneled door encloses a useful understairs cupboard which houses the wall mounted boiler with fitted shelving and a ceiling light point in situ.



## FIRST FLOOR

### FIRST FLOOR LANDING

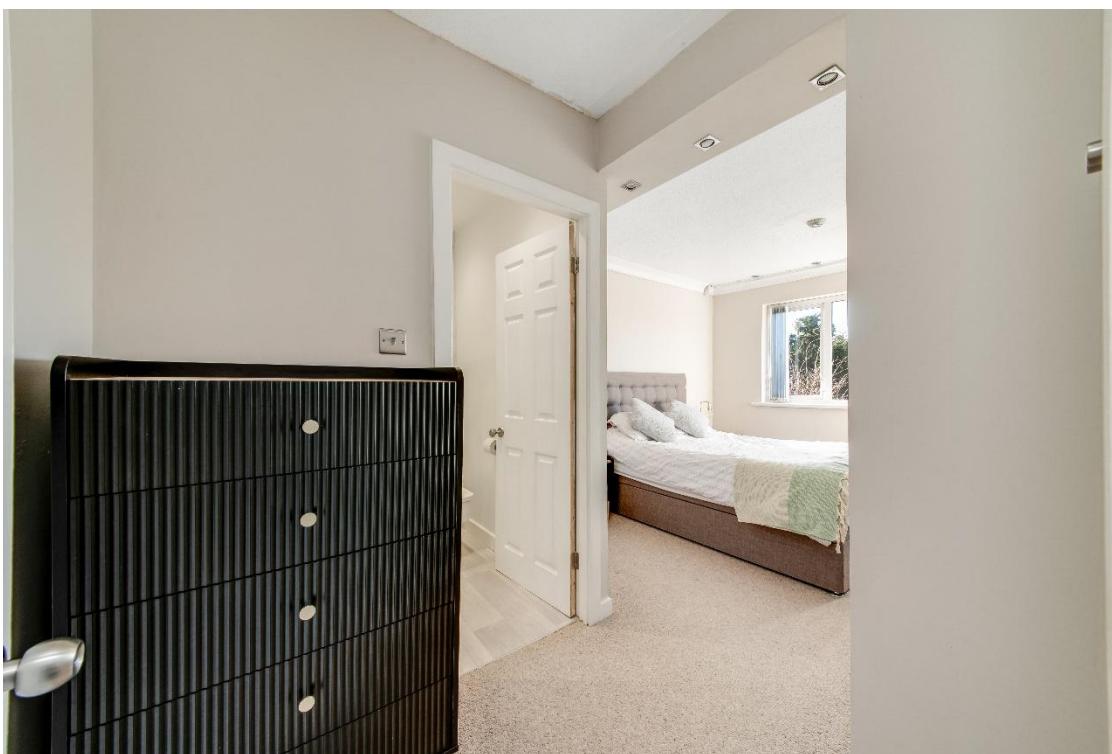
Taking the carpeted staircase from the entrance hall, you reach the first floor landing which features a double glazed window with obscure glass to the side elevation, a ceiling light point as well as inset spotlighting to the ceiling. There is a wooden handrail with chrome balustrade over the stairwell head and multipaneled doors provide access to four well proportioned bedrooms, the house bathroom and the separate W.C. There is a loft hatch providing access to a useful attic space with a ladder in situ and a vertical column radiator.



## BEDROOM ONE

Measurements – 16'3" max x 8'0" (4.96m max x 2.44m)

Bedroom one is a generously proportioned double bedroom which has ample space for freestanding furniture. There is a bank of double glazed windows to the rear elevation with pleasant open aspect views far into the distance towards Emley Moor Mast. There is inset spotighting to the ceiling, decorative coving, a vertical column radiator and a multipaneled door provides access to the en-suite shower room.



## BEDROOM ONE EN-SUITE

Measurements – 5'4" x 5'0" (1.63m x 1.52m)

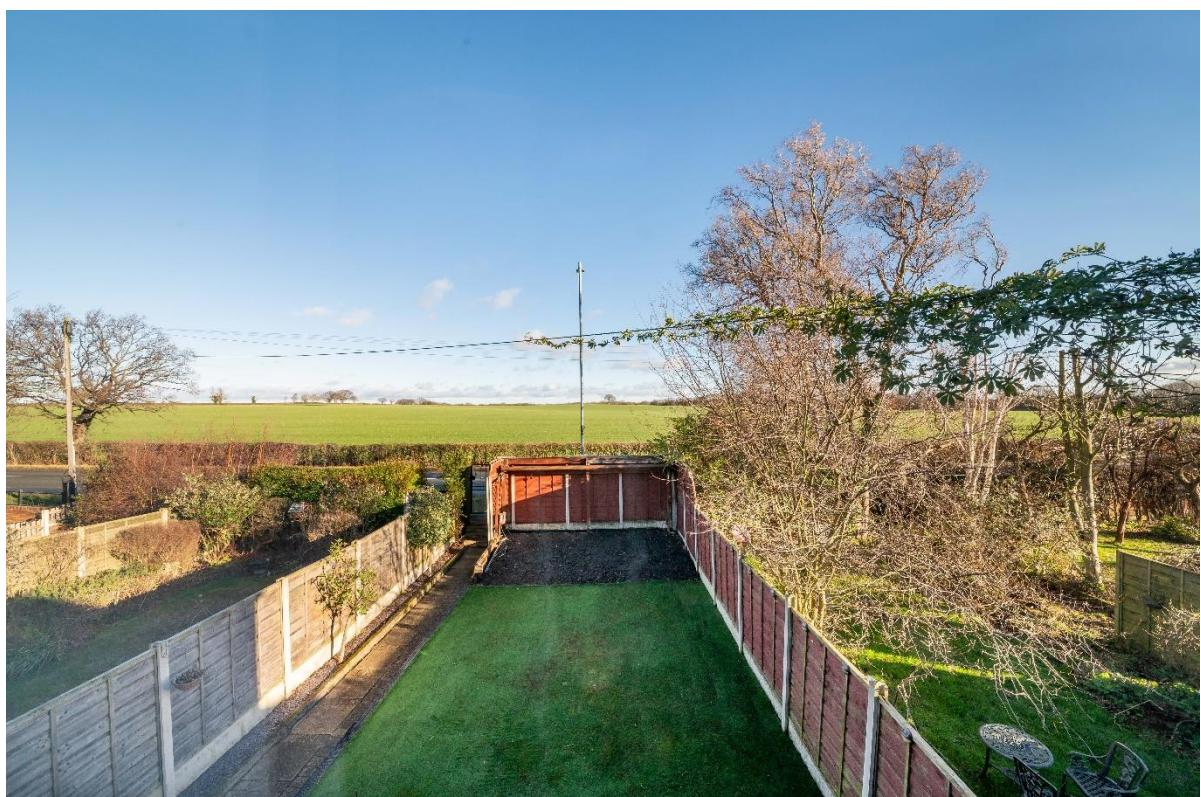
The en-suite shower room features a modern contemporary three piece suite which comprises of a low level W.C. with concealed cistern and push button flush, a broad wash hand basin with vanity drawers beneath and chrome monobloc mixer tap and a fixed frame shower cubicle with thermostatic rainfall shower head and with separate handheld attachment. There is attractive marble effect panelling to the walls and splash areas, inset spotlighting to the ceiling and an extractor fan.



## BEDROOM TWO

Measurements – 10'2" x 8'10" (3.10m x 2.69m)

Bedroom two is situated at the front of the property and features a bank of double glazed windows with part stained glass and leaded detailing to the front elevation. The window provides fabulous open aspect views across the front garden and with far reaching views onto fields. There is a radiator, central ceiling light point and a bank of fitted wardrobes with sliding doors which have hanging rails, shelving and drawer packs in situ.



### BEDROOM THREE

Measurements – 9'9" x 7'2" (2.97m x 2.18m)

Bedroom three is situated at the rear of the property and can accommodate a double bed with space for freestanding furniture. There is decorative coving to the ceiling, inset spotlighting as well as a ceiling light point and a radiator.



## BEDROOM FOUR

Measurements – 6'10" x 6'4" (2.09m x 1.93m)

Bedroom four is currently utilised as a home office but can be utilised as a single bedroom or a nursery. It features a bank of double glazed windows to the front elevation with part stained glass and leaded detailing which takes full advantage of pleasant open aspect views across Bleakley Lane of open fields. There is a ceiling light point and a cast iron column radiator.



## SEPARATE W.C.

The separate W.C. features a modern contemporary two piece suite which comprises of a low level W.C. with concealed cistern and push button flush which incorporates a broad wash hand basin with chrome mixer tap and vanity cupboards beneath. There is a vanity mirror with inset spotighting above, adjoining toiletry cabinet, tiled flooring and tiled walls, a panelled ceiling with remote sensor for the lighting and an extractor fan.



## HOUSE BATHROOM

Measurements – 9'0" x 5'6" (2.73m x 1.67m)

The house bathroom features a modern contemporary three piece suite which comprises of a panelled bath with multi-jet function, a broad wash hand basin with chrome monobloc mixer tap, vanity cupboards beneath and a large double fixed frame shower cubicle with thermostatic shower. There are tiled walls, tiled flooring, a panelled ceiling with inset spotighting, an extractor vent and a ladder style radiator.



## OUTSIDE

### EXTERNAL FRONT

Externally to the front the property benefits from a low maintenance garden which features a fabulous artificial lawn area. At the top of the garden there is an additional portion to the garden where there is lighting and power in situ. This area could be utilised as a patio area with fenced boundaries offering shelter and privacy. A flagged pathway then proceeds down the side of the property and to the front door. There are external security lights, an external tap to the side elevation and well stocked flower and shrub beds.

### EXTERNAL REAR

Externally to the rear, again, the property enjoys a pleasant low maintenance and enclosed garden which features an Indian stone flagged patio ideal for alfresco dining, barbequing and entertainment. There is ample external lighting, external security lights and external plug points. A pedestrian access door also provides access to the double garage and at the bottom of the garden is a fence which completely encloses the rear gardens with additional external security lighting and external plug points.



47 Bleakley Lane, Notton, Wakefield, WF4 2NU







## DOUBLE GARAGE

Measurements – 15'7" x 15'0" (4.74m x 4.57m)

The double garage features an electric remote controlled up and over door. There is lighting, power and plumbing in situ, a pedestrian access to the rear elevation and an additional double glazed window with obscure glass to the rear elevation.



## ADDITIONAL INFORMATION

EPC rating - C

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – C

## **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)

## **COPYRIGHT**

Unauthorised reproduction prohibited.

## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **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 SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience

in the mortgage and property market and offer access to the full unrestricted range of products available.

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**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 09/01/2025

**PROPERTY VIEWING NOTES**



#### MAIN CONTACTS

**T:** +44 (0)1924 361631

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

**E:** [wakefield@simonblyth.co.uk](mailto:wakefield@simonblyth.co.uk)

#### OFFICE OPENING TIMES

**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



**[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)**

**Wakefield**  
01924 361631

**Huddersfield**  
01484 651878

**Holmfirth**  
01484 689689

**Kirkburton**  
01484 603399

**Penistone**  
01226 762400

**Sheffield**  
01143 216 590

**Barnsley**  
01226 731730

**Pontefract**  
01977 800259