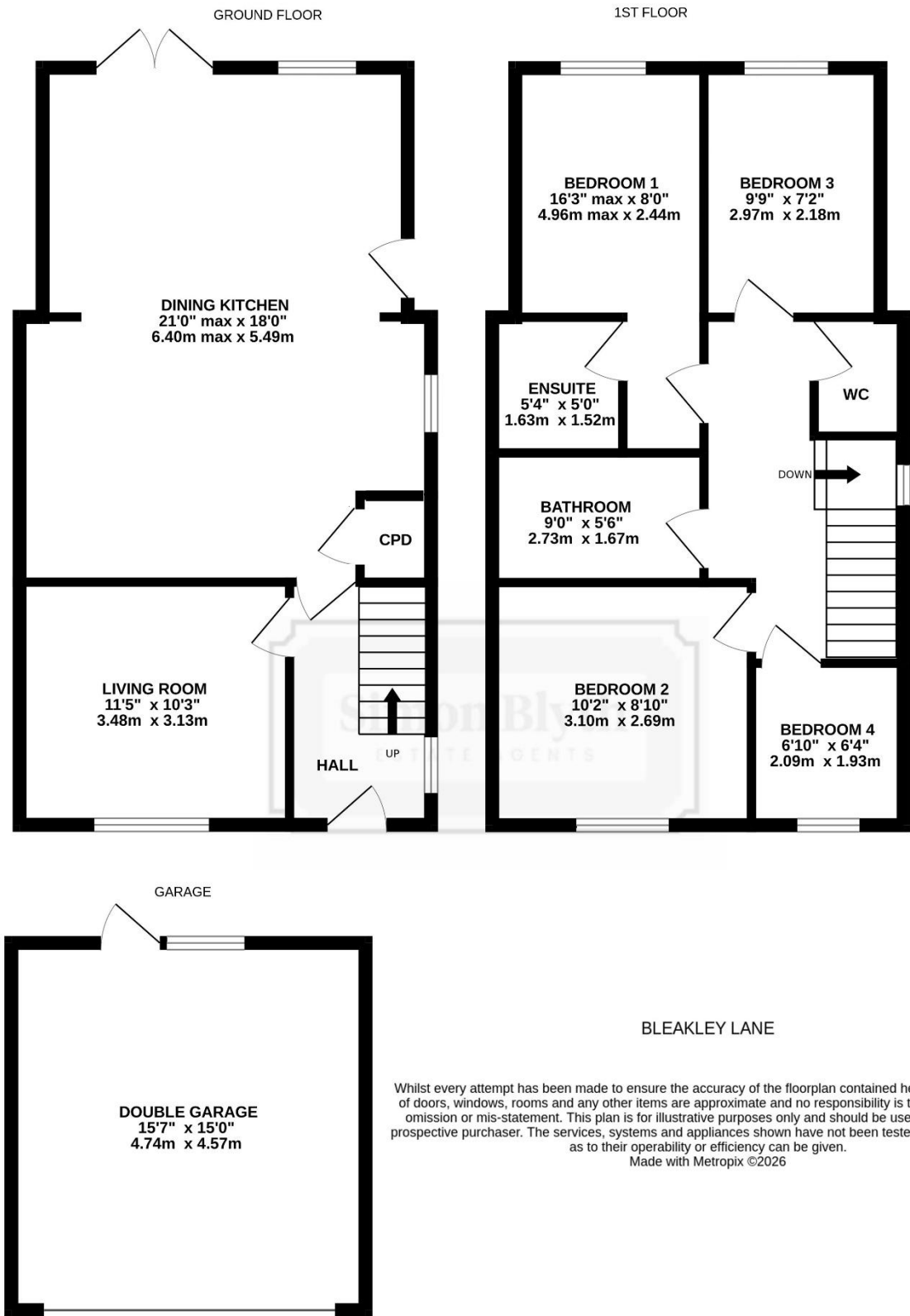




47 Bleakley Lane, Notton, Wakefield, WF4 2NU







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 spotlighting 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

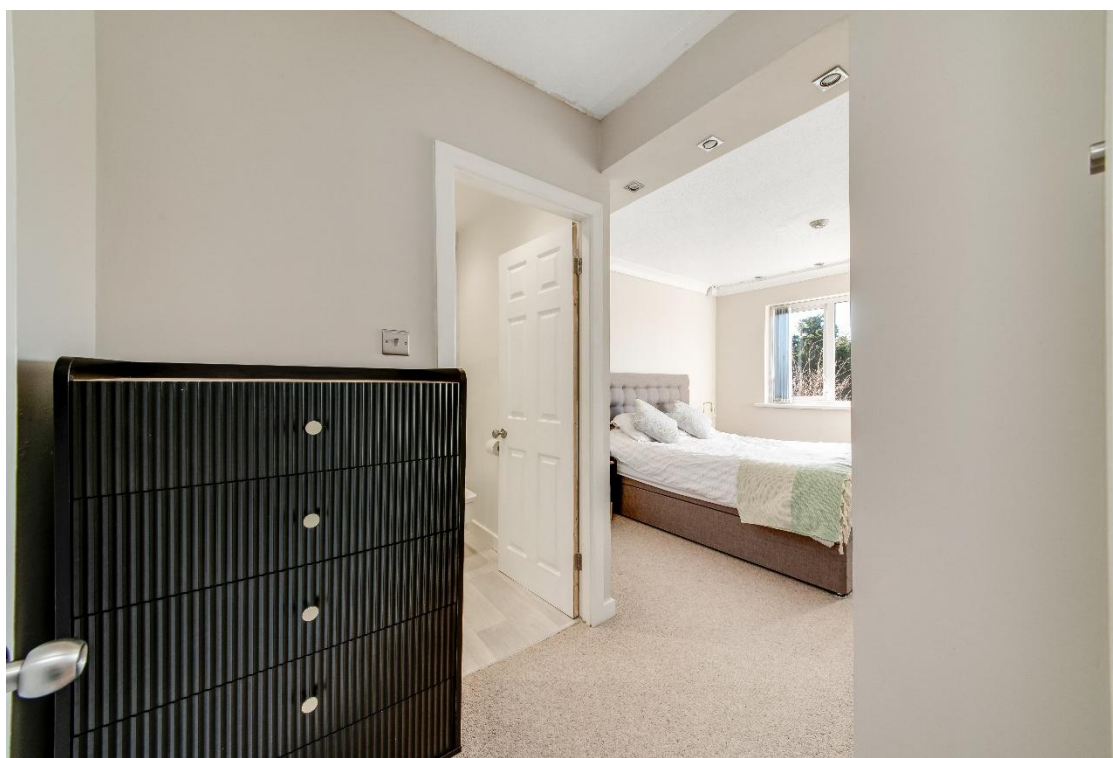
Taking the carpeted staircase from the entrance hall, you reach the first floor landing which features a double glazed window with obscure glass to the side elevation, a ceiling light point as well as inset spotlighting to the ceiling. There is a wooden handrail with chrome balustrade over the stairwell 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 spotlighting 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)

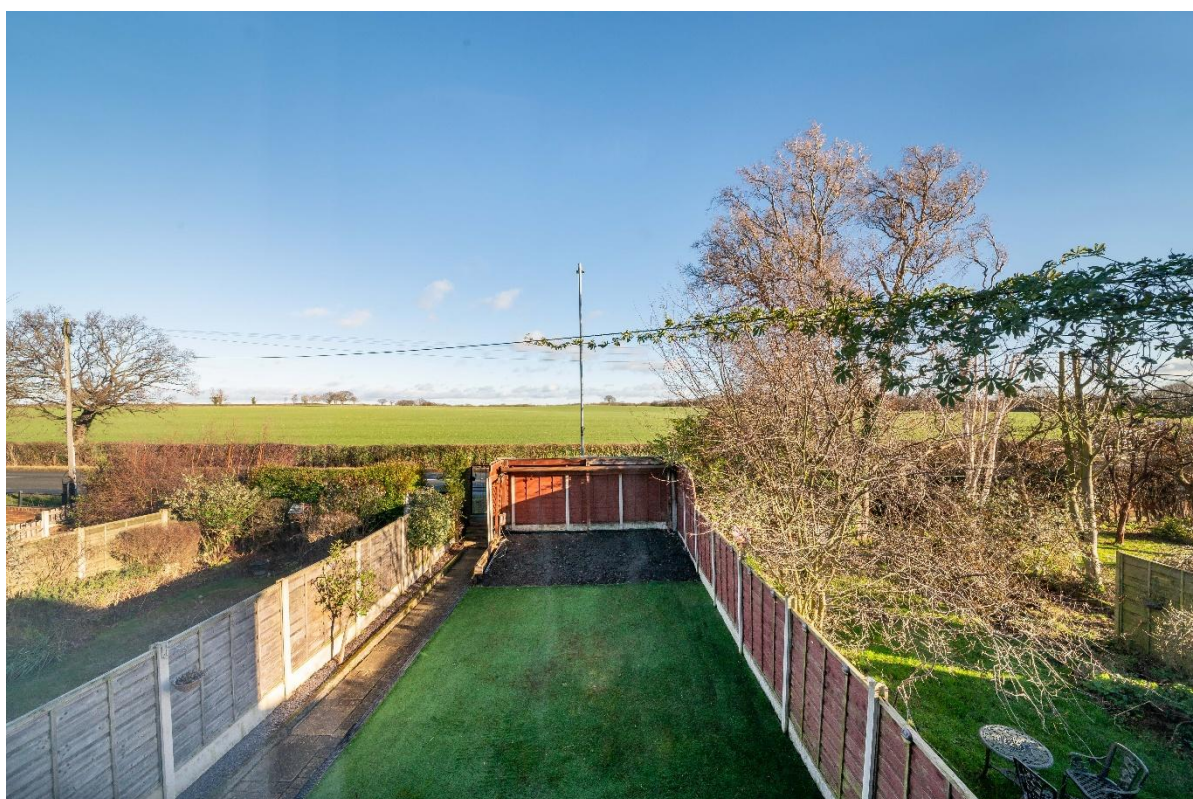
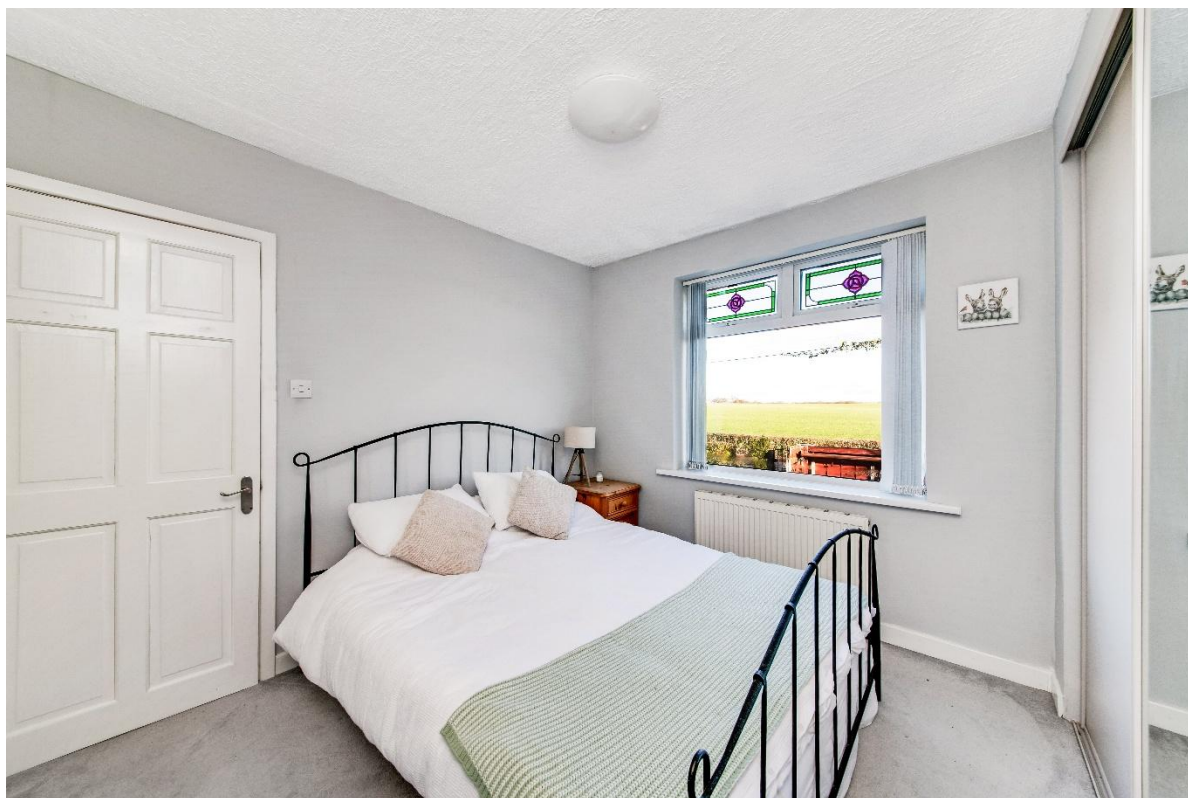
The en-suite shower room features a modern contemporary three piece suite which comprises of a low level W.C. with concealed cistern and push button flush, a broad wash hand basin with vanity drawers beneath and chrome monobloc mixer tap and a fixed frame shower cubicle with thermostatic rainfall shower 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 spotlighting 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 spotlighting, 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.









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)

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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 09/01/2025



PROPERTY VIEWING NOTES



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