



Applehaigh Lane, Notton, Wakefield, West Yorkshire, WF4 2NA      Asking Price:  
£775,000

Holroyd Miller have pleasure in offering for sale this superbly presented individually designed detached family home occupying a central village location overlooking the green and beyond. Only an internal inspection can fully reveal the well proportioned accommodation which has recently been extended to provide excellent family accommodation having gas fired centra heating and UPVC double glazing and comprising outer entrance porch leading to entrance reception hallway with kardean flooring, feature open staircase, cloakroom/wc, spacious through lounge with feature brick fireplace, sitting/formal dining room again with feature fireplace, stunning breakfast kitchen recently refitted with a range of modern units, granite worktops and centre island extended to breakfast table, a comprehensive range of built in appliances including two ovens, microwave, coffee machine, fridge and freezer, dishwasher, induction hob and extractor, opening to stunning orangery extension offering excellent family room with bi-folding doors leading onto the rear garden, separate utility room. To the first floor, master bedroom having a comprehensive range of built in wardrobes with adjacent walk in dressing room giving access to stunning ensuite shower room, three further bedrooms two having built in wardrobes, stunning house bathroom with feature bath, walk-in shower. Outside the property is set well back from the road with well tendered gardens, attractive block paved driveway provides ample off street parking leading to detached double garage, further extensive rear garden being lawned and retaining a high degree of privacy. A popular village location situated south of Wakefield city centre with limited amenities within the village, village hall, Post Office shop, cricket and tennis club together with an abundance of local walks for those who enjoy the country life, yet at the same time offering excellent commuter links via J38 or J39/M1 for those travelling to either Leeds or Sheffield.

## Outer Entrance Porch Leads to...

### Reception Hallway

With open staircase with balustrade, karndean flooring, central heating radiator.

### Cloakroom

Having pedestal wash basin, low flush w/c, tiling.

### Living Room *25'3" x 12'1" (7.7m x 3.68m).*

With feature brick fire surround, three double glazed windows make this a light and airy room, four wall light points, two central heating radiators, feature windows to the rear.

### Formal Dining Room/Sitting Room *13'11" x 12' (4.24m x 3.66m).*

Having double glazed window, feature fire surround with marble inset and hearth with flame effect fitted gas fire, views overlooking the green, central heating radiator.

### Breakfast Kitchen *9'11" x 18' (3.02m x 5.49m).*

Superbly re-fitted with a range of high gloss grey fronted wall and base units, contrasting granite worktops extending to centre island and breakfast table with under mounted stainless-steel unit with mixer tap unit, integrated appliances including two ovens, microwave, coffee maker, fridge and freezer, integrated dishwasher, induction hob with extractor hood over, double glazed window, feature radiator, opening to...

### Orangery Extension *18'11" x 12' (5.77m x 3.66m).*

Creating an excellent family room, being double glazed with two double glazed windows, extensive bi-folding doors, karndean flooring, feature Lantern roof, downlighting to the ceiling, leading onto the rear garden, central heating radiator.

### Utility Room *7'8" x 5'8" (2.34m x 1.73m).*

Fitted with a matching range of wall and base units, worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine, double glazed window.

## Stairs lead to...

### First Floor Galleried Landing

With balustrade, double glazed window.

### Master Bedroom to Front *15'4" x 12'2" (4.67m x 3.7m).*

Having fitted wardrobes being part mirrored, double glazed window with views overlooking the rear.

### Dressing Room *9'6" x 5' (2.9m x 1.52m).*

Having fitted wardrobes and drawers, double glazed window, feature chrome heated towel rail.

### En Suite Shower Room

Having wash hand basin set in vanity unit, low flush w/c, walk-in shower, tiling, chrome heated towel rail, double glazed window.

### Bedroom to Front *14'8" x 6'9" (4.47m x 2.06m).*

A generous single bedroom with views overlooking the green, single panel radiator.

### Bedroom to Front *11'6" (3.5) to wardrobe fronts x 12'2" (3.7).*

Having fitted wardrobes, double glazed window with views overlooking the village and beyond, double panel radiator.

### House Bathroom

Furnished with modern contemporary style suite with panelled bath with shower attachment, wash hand basin set in vanity unit, low flush w/c, walk-in shower, fully tiled, downlighting to the ceiling, two double glazed windows, heated towel rail.

### Bedroom to Rear *11'11" x 12'8" (3.63m x 3.86m).*

Having fitted wardrobes and drawer units, double glazed window overlooking the rear garden, double panel radiator.

**Outside** The property is set well back from road with double opening gates give access to the attractive block paved driveway providing off street parking leading to the side of the property to the rear, neat lawn garden area to the front with mature trees and shrubs, to the rear, further stone paved patio area with further extensive lawn garden with mature apple tree, retaining a high degree of privacy, detached double garage with power and light laid on, overhead storage.

Council Tax Band: G






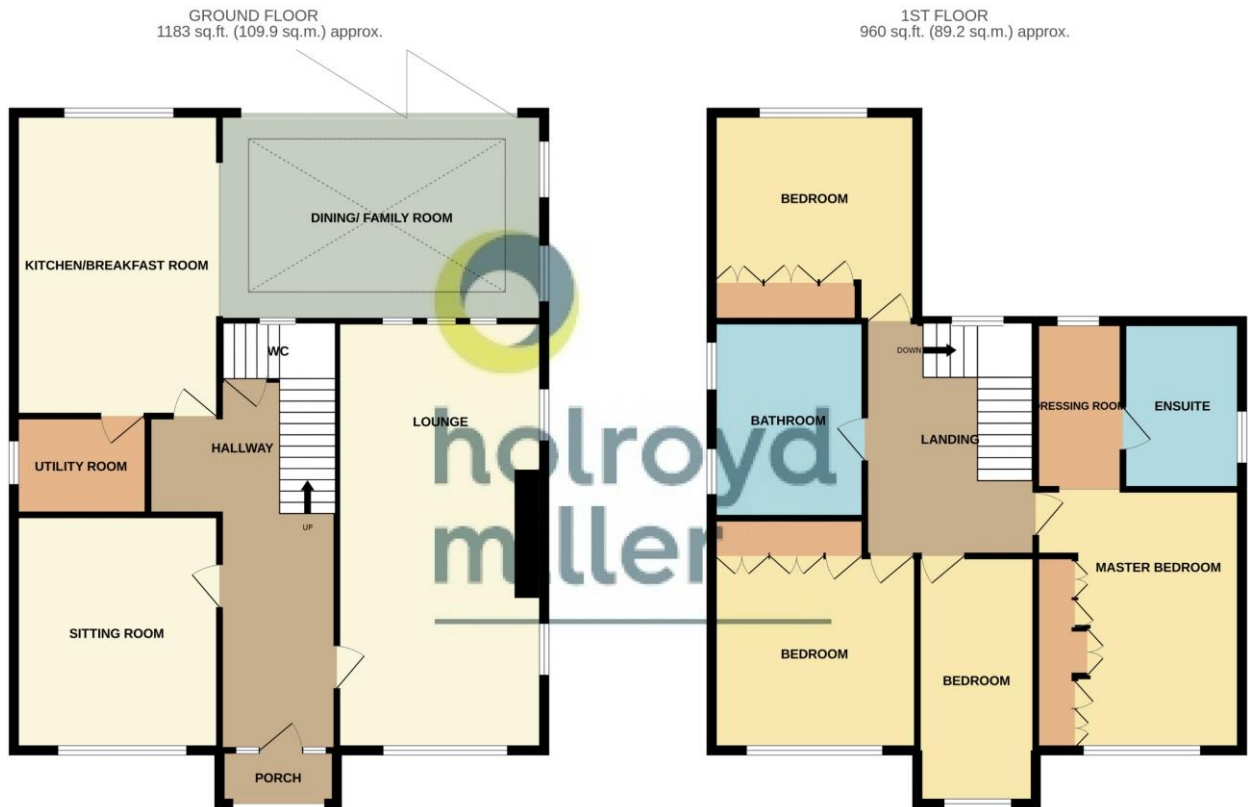








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 2144 sq.ft. (199.1 sq.m.) approx.

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.  
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