



7 Ingswell Drive, Notton

Wakefield, West Yorkshire, WF4 2NF

Asking Price:
£375,000

Holroyd Miller have pleasure in offering for sale this four bedroomed detached family home which has been extended to provide excellent family accommodation. Located in this ever sought after village of Notton, south of Wakefield City Centre with its village hall, together with tennis court and cricket ground and excellent community spirit. The well-planned interior has both gas fired central heating, UPvc double glazing and comprises: entrance reception hallway with understairs storage, cloakroom w.c., living room to the front with feature fire-place, double doors lead through to extended dining/sitting room with patio doors leading onto the rear garden, extended dining kitchen with built-in oven and hob. To the first floor, four good sized bedrooms, house bathroom with shower over bath. Outside, attractive block paved driveway provides off-street parking and leads to single car garage. Garden area to the sides leads to rear being extensive lawned garden with decking area, mature trees and shrubs retaining a high degree of privacy. A delightful village location with easy access to the motorway network via Junction 38 or 39 of the M1 ideal for those travelling to Leeds or Sheffield. Offered with no chain.



Entrance Reception Hallway

With understairs storage cupboard, double glazed entrance door, central heating radiator.

Cloakroom

Having wash hand basin set in vanity unit, low flush wc. double glazed window.

Living Room *13'9" x 11' (4.2m x 3.35m).*

Situated to the front of the property with feature double glazed bow window, feature fire surround and central heating radiator. Double doors lead through.



Extended Dining/Sitting Room *17'10" x 9'9" (5.44m x 2.97m).*

With sliding double glazed patio doors leading onto the rear garden, two double glazed windows, central heating radiators.

Kitchen/Diner *8'2" max, x 17'9" (2.5m max, x 5.4m).*

Fitted with a matching range of wall and base units, contrasting worktop areas, colour co-ordinated sink unit, with Monoblock tap fitment, fitted double oven, hob with extractor hood over, automatic washing machine, integrated fridge, tiling between the worktops and wall units, double glazed window and rear entrance door, central heating radiator.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Stairs Leads to First Floor Landing
airing/cylinder cupboard.

Bedroom to Rear 8' x 11'5" (2.44m x 3.48m).
With double glazed window, central heating radiator.

Bathroom

Furnished with modern white suite, comprising pedestal wash basin, low flush w.c. panelled bath with shower over and shower screen with electric shower, tiling to the walls, double glazed window.



Bedroom to Rear 11' x 11'1" (3.35m x 3.38m).
With wardrobe and drawers, double glazed window overlooking the rear garden, central heating radiator.

Bedroom to Front 12'1" x 11'3" max. (3.68m x 3.43m max.).
With fitted wardrobes and drawers, double glazed window, central heating radiator.

Bedroom to Front 6'11" x 9'1" max (2.1m x 2.77m max).
With double glazed window, central heating radiator.

Garden

Neat lawned garden to the front with mature rose trees and bushes. Attractive block paved driveway provides ample off-street parking and leading to attached garage with up and over door and power and light laid on. Garden area to the side provides access to extensive rear lawned mainly laid to lawn garden with decking area leading off from the dining area with mature trees and shrubs, garden pond and garden shed, retaining a high degree of privacy.



Council Tax Band - E

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.

1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
	66	81
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract