



## High Ash Close, Notton

Wakefield, West Yorkshire, WF4 2PF

Asking Price:  
**£475,000**

Holroyd Miller have pleasure in offering for sale this stone fronted detached true bungalow which has been extended to provide extensive accommodation, occupying a slightly elevated position within the popular village of Notton with open views to two sides. The property has gas fired central heating and double glazing. The well-planned interior briefly comprises entrance reception hallway, living room with feature fire place, formal dining room giving access to sun room extension overlooking the rear garden, breakfast kitchen, utility room/rear entrance porch giving access to integral double garage, three good sized bedrooms all having fitted bedroom furniture, separate low flush w/c, house bathroom with separate shower. Outside, driveway provides ample off-street parking with generous gardens to three sides, adjoining open countryside and views. Situated within walking distance of the village of Notton with its numerous walks and cycle paths, yet easy access to the motorway network via J38 or J39/M1 for those travelling to either Leeds or Sheffield. Offered with No Chain.



#### Outer Entrance Porch

Leads to...

#### Reception Hallway

With double glazed entrance door, single panel radiator.

**Living Room** 15'2" x 11'7" (4.62m x 3.53m). With double glazed feature bow window, feature fire place with marble inset and hearth and electric fire, double glazed window.

**Dining Room** 11'3" x 11'11" (3.43m x 3.63m). With double doors leading through to the living room, sliding double glazed patio doors lead through to the sun lounge, with four wall light points, single panel radiator.

**Sun Room** 15'7" x 13'1" (4.75m x 4m). Being double glazed with double glazed French doors leading onto the rear garden. A delightful entertaining space.

#### Breakfast Kitchen 6'7" x 11'10" (2m x 3.6m).

Fitted with a matching range of light oak fronted wall and base units contrasting worktop areas extending to breakfast bar, stainless steel sink unit, single drainer, double oven and hob with extractor hood over, plumbing for dishwasher, integrated fridge and freezer, tiling to the worktops and wall units, double glazed window and entrance door



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**Rear Entrance Door/Utility Room** 14'6" x 3'3" (4.42m x 1m).  
With plumbing for automatic washing machine being double glazed with double glazed entrance door. Access to integral garage.

#### House Bathroom

Furnished with modern white suite with pedestal wash basin, low flush w.c., panelled bath with shower attachment, tiling, corner shower cubicle, double glazed window chrome heated towel rail.

#### Separate Cloakroom

With wash hand basin, low flush w.c, double glazed window, half tongue and groove paneling.

#### Bedroom to The Rear

 10'5" x 10'1" (3.18m x 3.07m).

Having a comprehensive range of built-in furniture including fitted wardrobes, overhead cupboards, dressing table and drawers, double glazed window, central heating radiator

#### Bedroom To Side

 11'11" x 10'5" (3.63m x 3.18m).

Again, having fitted furniture including fitted wardrobes, overhead cupboard, drawers, dressing table, double glazed window with open views, single panel radiator.

#### Bedroom to Front

 11'3" x 11'8" (3.43m x 3.56m).

Having fitted wardrobes, overhead cupboards, dressing table, double glazed window, central heating radiator.

#### Outside

Sloping concrete driveway provides off street parking and leads to integral garage ( 5.11m x4.12m ) with automated garage door with power and light laid on. Central heating boiler. Sloping lawned garden area to the front with paved pathway. Further garden area to the side which leads to generous rear lawned garden with hedging retaining a high degree of privacy with open views over open countryside, paved patio area.



**Council Tax Band** - E

**Tenure** - Freehold

**Viewing** - By appointment through Holroyd Miller



GROUND FLOOR  
1451 sq.ft. (134.8 sq.m.) approx.



TOTAL FLOOR AREA: 1451 sq.ft. (134.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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