



WAKEFIELD  
01924 291 294

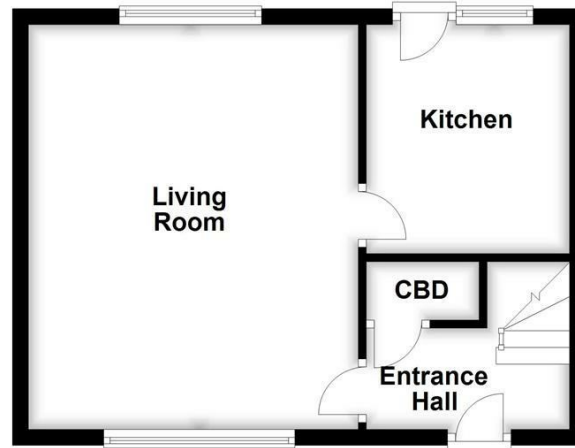
OSSETT  
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HORBURY  
01924 260 022

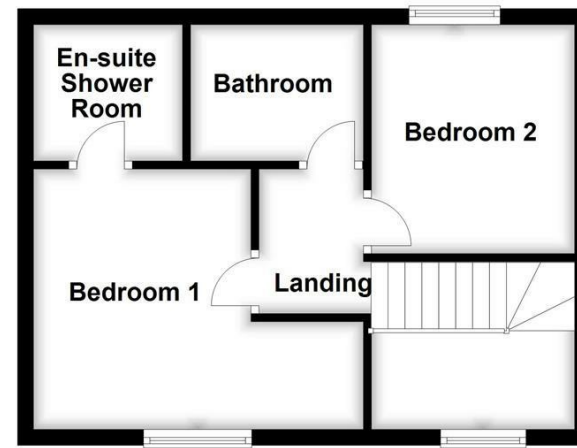
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



### 3 Applehaigh Court, Applehaigh Lane, Notton, Wakefield, WF4 2NP

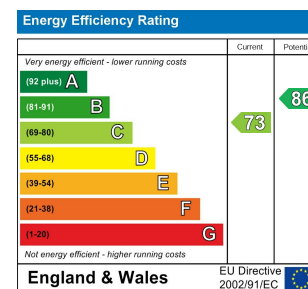
For Sale Freehold £345,000

A two bedroom barn conversion renovated to a high standard throughout featuring exposed beams, two double bedrooms, contemporary en suite and bathroom/w.c., spacious living room and a large timber decked rear patio ideal for al-fresco dining.

The accommodation comprises entrance hall, spacious living room and modern fitted kitchen with integral appliances and granite work surfaces, first floor landing, principal bedroom with en suite shower room/w.c., a further double bedroom and the house bathroom/w.c. Outside there is a pleasant rear garden with large high quality composite decking area and tiered steps leading to the rear access. To the front there is a low maintenance pebbled garden as well as an attractive communal garden area with seating and visitor parking. There is a pebbled driveway and garage with mezzanine area.

Located in the picturesque village of Notton, which is about five miles northeast of the city of Wakefield and is surrounded by beautiful countryside offering opportunities for outdoor activities such as walking, hiking, and cycling. Notton also provides easy access to nearby towns and cities such as Wakefield, Barnsley, and Leeds by road. Local bus routes also serve the area and the M1 motorway is a short drive away for the commuter.

Offered to the market with no onward chain and only a full internal inspection will reveal all that this on offer at this charming home.



#### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

#### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

#### CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

#### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

#### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMMODATION

### ENTRANCE HALL

Solid wooden entrance door, solid wooden flooring, staircase with hand rail to the first floor landing, two wall lights, original beams to the ceiling, central heating radiator, doors to the understairs storage cupboard and into the living room.

### LIVING ROOM

13'7" x 16'7" [4.16m x 5.07m]

Solid wooden flooring, timber framed double glazed windows to the front and rear enjoying a dual aspect, two central heating radiators, original beams, door into the kitchen.



### KITCHEN

8'5" x 9'9" [2.59m x 2.99m]

A range of wall and base shaker style units with Silestone work surface over, Silestone upstands, stainless steel sink and drainer inset to work surface with mixer tap, integrated Smeg oven and grill, four ring Smeg

induction hob with cooker hood over, integrated fridge and freezer, integrated Smeg microwave oven, central heating radiator, solid wooden floor, timber stable door providing access to the rear garden, timber double glazed window to the rear, pull out pantry drawers, integrated washer dryer, integrated slimline dishwasher.



### FIRST FLOOR LANDING

Doors leading to the bedrooms and bathroom/w.c. Timber framed double glazed window to the front, wall light, central heating radiator and partial loft access.

### BEDROOM ONE

10'10" x 13'6" max x 10'3" min [3.31m x 4.12m max x 3.13m min]

Solid wooden exposed beams, timber framed double glazed window to the front, central heating radiator, two fitted double wardrobes with mirrored doors, two wall lights, door into the en suite shower room/w.c.



### EN SUITE/W.C.

5'7" x 6'1" [1.72m x 1.86m]

Low flush w.c. with concealed cistern, wash basin with chrome mixer tap built into high gloss vanity cupboards with chrome handles, walk in fully tiled shower cubicle with solid shower screen, mixer shower with rain shower head and shower attachment. Partially tiled walls, tiled floor. Central heating radiator, original exposed timber beams, wall mounted extractor fan, inset spotlights to the sloping ceiling.

### BEDROOM TWO

8'8" x 9'9" [2.65m x 2.98m]

Original exposed beams, timber framed double glazed window to the rear, central heating radiator.

### BATHROOM/W.C.

7'1" x 5'7" [2.18m x 1.72m]

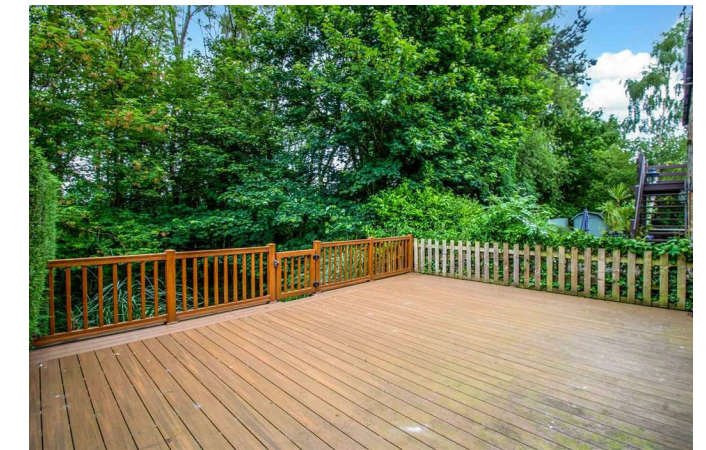
Modern three piece suite comprising L-shaped panelled bath with glass shower screen, mixer tap and separate mixer shower over, concealed low flush w.c., wash basin with chrome mixer tap built into high gloss vanity cupboards. Fully tiled walls and floor. Chrome style ladder radiator, wall mounted extractor fan and original beams on show.



### OUTSIDE

To the rear of the property there is a large high quality composite decking area ideal for entertaining and dining purposes with timber panelled fence surrounds. Timber gate providing access to steps leading through tiered woodchip and planted lower garden. Timber gate access and enclosed by timber fencing. Outside light. At the front there is a low maintenance pebbled garden with conifer hedges and a pebbled driveway providing parking for one vehicle with a single garage having double timber doors, power and light,

b-folding built in ladder providing access to Mezzanine within the garage, fully boarded with storage cupboards and fitted drawers. Water point connection. There is a communal courtyard area with visitor parking and pebbled parking areas. A communal seating area, managed by the management company and has lighting.



### PLEASE NOTE

The vendors have advised us they pay £50 per month (all year round) to cover maintenance & gardening charges to communal areas.

### COUNCIL TAX BAND

The council tax band for this property is D.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.