

<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 5 Ingswell Drive, Notton, Wakefield, WF4 2NF

### For Sale Freehold £425,000

Situated in the sought after location of Notton is this deceptively spacious, well appointed and modern fitted four bedroom detached home benefiting from double glazing and gas central heating.

The accommodation fully comprises of an entrance hallway, downstairs W.C., kitchen, utility room, spacious lounge dining room, conservatory, first floor landing, four well proportioned bedrooms (three being larger doubles) and a house bathroom. Outside there are attractive lawned gardens to the front and rear. A driveway at the front provides off street parking for multiple vehicles and leads to the single integral garage.

Located just five miles northeast of Wakefield, Notton offers tranquil countryside living with excellent connections to Wakefield, Barnsley, Leeds, and the M1 motorway, making it ideal for commuters. With local bus routes and abundant opportunities for outdoor activities such as walking, hiking, and cycling, this home truly offers the best of both worlds.

An early viewing is highly recommended to fully appreciate the accommodation this property has to offer and an early viewing comes highly recommended to avoid any level of disappointment.

#### IMPORTANT NOTE TO PURCHASERS

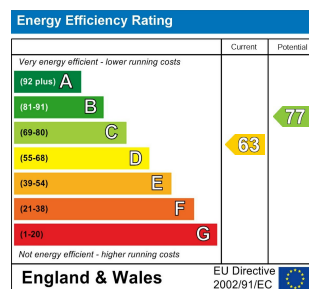
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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



#### 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.



Zoopa.co.uk rightmove

aria | propertymark  
PROTECTED

naeo | propertymark  
PROTECTED

The Property  
Umbudsman

APPROVED CODE  
THE NATIONAL TRUST

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK





ACCOMMODATION

ENTRANCE HALL

19'2" x 6'11" [max] x 3'9" [min] [5.86m x 2.11m [max] x 1.16m [min]]  
Frosted UPVC double glazed front door into entrance hall. Stairs to the first floor landing with understairs storage. Doors to the downstairs W.C., lounge dining room and kitchen breakfast room. Central heating radiator.

LOUNGE DINING ROOM

23'2" x 11'0" [max] x 9'9" [min] [7.07m x 3.36m [max] x 2.98m [min]]  
UPVC double glazed bow window to the front, two central heating radiators, coving to the ceiling, spotlighting to the ceiling, gas fireplace with marble hearth surround and mantle, opening into conservatory.



CONSERVATORY

15'7" x 6'4" [4.76m x 1.95m]  
Surrounded by UPVC double glazed windows with a set of UPVC double glazed French doors to the rear garden, door into kitchen breakfast room.

KITCHEN BREAKFAST ROOM

17'3" x 8'8" [max] x 5'2" [min] [5.27m x 2.65m [max] x 1.6m [min]]  
Opening through to the utility, frosted UPVC double glazed door to the side, UPVC double glazed window to the rear, central heating radiator, spotlights, door to entrance hall. A range of wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback. Space and plumbing for a gas cooker, partial stainless steel splashback and stainless steel extractor hood above. Integrated dishwasher, integrated fridge freezer.

UTILITY

7'10" x 6'9" [2.41m x 2.07m]  
Door into garage, UPVC double glazed window to the side, wall and base units with laminate worksurface over, stainless steel sink and drainer, tiled splashback. Space and plumbing for washing machine and tumble dryer.

GARAGE

8'2" x 15'5" [2.5m x 4.7m]  
Light, up and over door.

DOWNSTAIRS W.C.

4'3" x 3'1" [1.3m x 0.95m]  
Extractor fan, spotlights, frosted UPVC double glazed window to the front, central heating radiator. Concealed cistern low flush W.C., wall mounted wash basin with tiled splashback.

FIRST FLOOR LANDING

Loft access, storage cupboard, doors to four bedrooms and the house bathroom.

BEDROOM ONE

11'2" x 12'0" [3.42m x 3.66m]  
UPVC double glazed window to the front, spotlights, central heating radiator.



BEDROOM TWO

10'11" x 11'2" [max] x 9'2" [min] [3.33m x 3.41m [max] x 2.81m [min]]  
UPVC double glazed window to the rear, spotlights, central heating radiator.

BEDROOM THREE

11'5" x 8'0" [3.48m x 2.46m]  
UPVC double glazed window to the rear, central heating radiator.



BEDROOM FOUR

6'11" x 9'0" [max] x 7'9" [min] [2.13m x 2.76m [max] x 2.38m [min]]  
UPVC double glazed window to the front, central heating radiator, spotlights.

BATHROOM

5'4" x 6'10" [1.65m x 2.1m]  
Frosted UPVC double glazed window to the rear, spotlights, central heating radiator, extractor fan. Low flush W.C., pedestal wash basin with mixer tap, panel bath with mixer tap and mains fed shower head attachment and glass shower screen. Full tiling.



OUTSIDE

To the front of the property the garden itself is laid to lawn with a mature tree and shrubbed border, block paved pathway to the front door and a block paved driveway providing off road parking for two vehicles leading to the single integral garage. To the rear of the property there is an attractive landscaped garden which is mainly laid to lawn and incorporates some pebbled areas, a raised deck patio area, perfect for outdoor dining and entertaining purposes and a planted bed border incorporating some mature shrubs throughout. The garden itself is fully enclosed bed timber fencing.



COUNCIL TAX BAND

The council tax band for this property is E.

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.

EPC RATING

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

VIEWINGS

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