

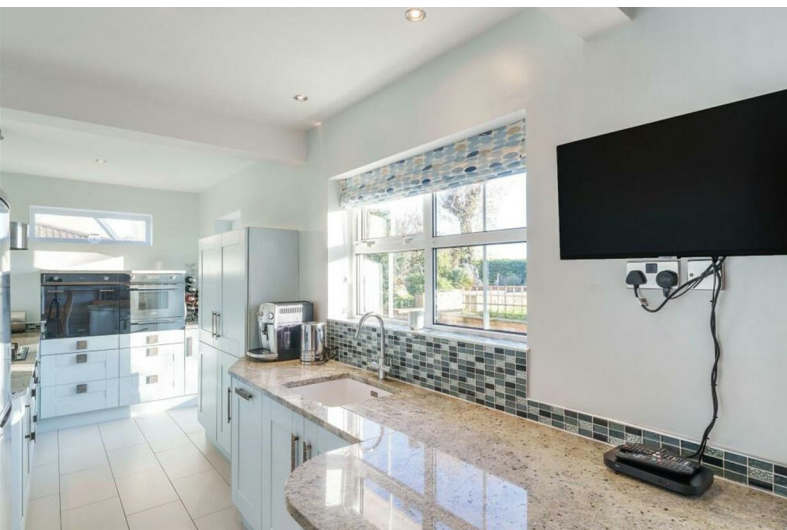
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8 Manor Close

Notton, Wakefield, WF4 2NH

£450,000



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3 BEDROOM DETACHEDSTUNNING OPEN VIEWS TO REAR***NOTTON VILLAGE***NO CHAIN***

Welcome to this stunning family home located in the lovely village of Notton, Wakefield. This very well-presented detached house offers not just one, but two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three spacious bedrooms and two bathrooms, there is plenty of room for everyone in the household.

One of the highlights of this property is the parking space available for up to four vehicles, ensuring that you and your guests will never have to worry about finding a parking spot. The rural views surrounding the property add a touch of tranquillity to the atmosphere, making it a peaceful retreat from the hustle and bustle of everyday life.

Situated in a charming village, you'll enjoy the community feel while still having easy access to the motorway for convenient travel. If you're looking for a place to call home, this three double bedroom detached house offers the perfect blend of comfort and convenience.

Don't miss out on the opportunity to own this beautiful property in Manor Close. Book a viewing today and experience the charm and warmth this home has to offer.

*****Contact YORKSHIRE RESIDENTIAL 01924 501333 to arrange a viewing*****

Entrance Hall

Staircase leading to first floor accommodation, under stairs storage cupboard, inset spot lighting and radiator.

Lounge

14'9" x 11'0" (4.50m x 3.35m)

Gas stove set into feature chimney breast and radiator.

Kitchen Diner

27'6" x 10'3" (8.38m x 3.12m)

Modern fitted kitchen with Smeg fitted appliances which include oven, microwave, plate warmer, hob and extractor hood over. Integrated dish washer, granite worktops with sink unit set in. 2 x radiators, inset spot lighting and tiled flooring. Single door access to rear from kitchen and Bi folding doors from the dining area in to the conservatory.

Conservatory

10'0" x 8'2" (3.05m x 2.49m)

Matching tiled flooring from the kitchen diner, radiator and single door access to rear.

Cloaks/WC

2 piece white modern suite which consists of a low flush wc, wash hand basin into the vanity unit. Heated towel rail.

Integral Garage

18'0" x 9'0" (5.49m x 2.74m)

Power and lighting, plumbing for automatic washing machine and access to the main house.

Landing

Split level landing with Velux window to front. Fully boarded loft.

Double Bedroom 1

15'6" x 8'11" (4.72m x 2.72m)

Fitted bedroom furniture, radiator and Velux balcony window with stunning views to rear.

En-Suite

3 piece white modern suite which consists of a low flush wc, wash hand basin into vanity unit and walk in shower cubicle. Inset spot lighting and open views to rear.

Double Bedroom 2

12'3" x 11'0" (3.73m x 3.35m)

Radiator and fitted wardrobes.

Double Bedroom 3

11'0" x 9'3" (3.35m x 2.82m)

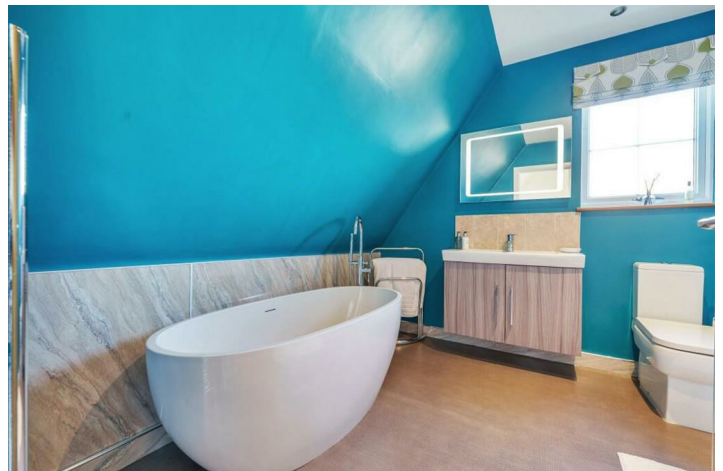
Radiator.

House Bathroom

4 piece white modern suite which consists of a low flush wc, wash hand basin into vanity unit, walk in shower cubicle and a free standing bath. Complimentary tiled, inset spot lighting and heated towel rail.

Exterior

Ample off road parking to the front which leads to a single garage and lawned gardens. The rear has been fully landscaped with various seating areas, lawned garden, fish pond and adjoins fields with lovely open views.



Road Map



Hybrid Map



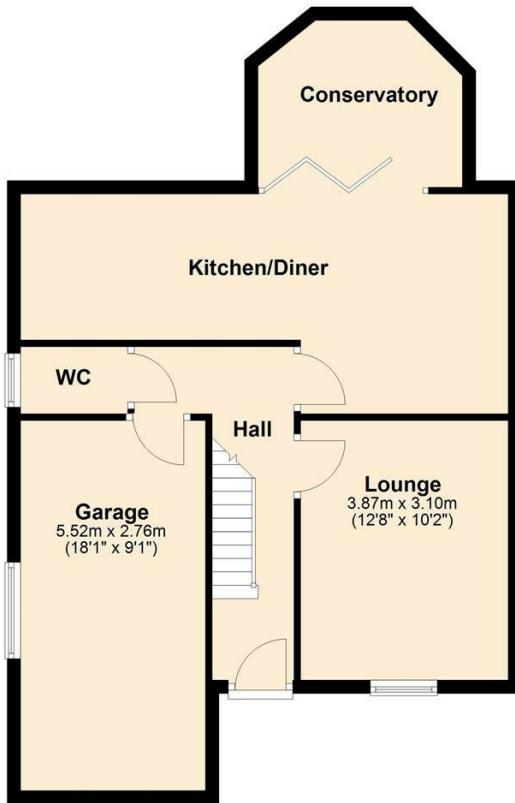
Terrain Map



Floor Plan

Ground Floor

Approx. 64.5 sq. metres (694.3 sq. feet)



First Floor

Approx. 51.1 sq. metres (549.8 sq. feet)

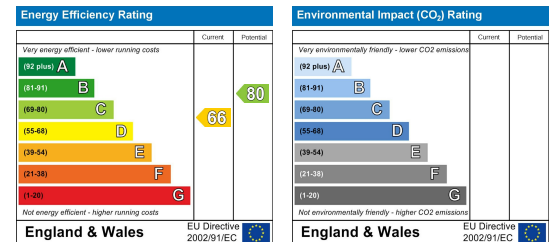


Total area: approx. 115.6 sq. metres (1244.1 sq. feet)

Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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