

17 Ingswell Drive,  
Notton WF4 2NF

OFFERS IN THE REGION OF  
£500,000



**\*\* NO ONWARD CHAIN\*\* THIS IMPRESSIVE FOUR BEDROOM LARGE DETACHED FAMILY HOME OFFERS SPACIOUS WELL MAINTAINED ACCOMMODATION THROUGHOUT AND HAS A BALANCE OF MODERN AND TRADITIONAL FEATURES. EXTERNALLY IT HAS AN IMPRESSIVE SOUTH FACING GARDEN, DOUBLE GARAGE AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES.**

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING TBC

PAISLEY  
PROPERTIES

## Summary

Situated in the highly desired village of Notton is this fabulous detached four bedroom family home, lovingly cared for over the years by one owner, providing a home which has been superbly maintained over the years and is bursting with further potential at the same time. The spacious accommodation on offer includes a welcoming entrance hallway, downstairs W.C., sizeable double aspect lounge, separate dining room, kitchen with bespoke solid wood units and the separate utility room finishing off the ground floor layout. On the first floor there is the good size landing with a built-in cupboard, the house bathroom, a separate shower room and four excellent sized double bedrooms, the master bedroom having bespoke solid wood wardrobes plus bedrooms two and three having a built in wardrobe, the latter also benefits from bespoke solid wood fitted wardrobes. Externally the property sits on a generous plot with a lawn to the front and long driveway to the side giving parking for at least 7 vehicles and leading to the detached double garage with electric door. The superb south facing garden is well established with planted beds, trees and shrubs alongside a lovely paved patio perfect for al fresco dining.

Notton is a village and civil parish in the City of Wakefield district of West Yorkshire, England. The village is approximately 1 mile (1.6 km) north-west of Royston and 5 miles (8 km) south of the centre of Wakefield. In the Middle Ages the manor was held by the de Notton family, whose most notable member was William de Notton (died about 1365), Lord Chief Justice of Ireland. It later passed to the Darcy family.

Notton has a village hall on George Lane, a post office on Applehaigh Lane and gives excellent access to Barnsley, Wakefield with the nearby M1 motorway link close by to get you further afield.

## HALLWAY 20'4" x 7'3"

You enter the property through a timber front door into the spacious hallway, giving a first glimpse of the size of accommodation on offer. There is a double radiator, carpet flooring, wall and ceiling lights with natural light brought in via the panel to the side of the door and a uPVC double glazed window to the side. A staircase leads to the first floor and internal doors lead to the lounge, dining room, kitchen and WC.



## GROUND FLOOR WC 5'11" x 4'1"

Useful extra ground floor utility, having a twin flush low level WC, vanity wash basin with mixer tap and single radiator. There is a uPVC double glazed window with obscure glass, Flotex flooring and tiling on the walls to dado height. The ceiling light matches the ones in the hallway and an internal door leads to the hall.



### **LOUNGE 22'4" x 11'11"**

Very impressive living room, flooded with light via the uPVC double glazed windows to the front and rear. This generous sized room has an elevated open fire with tiled hearth, carpet flooring, wall lights and two single radiators adding to the open fire for heating. There is coving to the ceiling and double internal doors lead to the hallway.



### **DINING ROOM 15'8" x 11'6"**

Excellent separate dining room, originally planned to also function as an office and it incorporates a solid wood, bespoke unit to one wall having display cabinets with lights, filing cabinet and other storage with downlighters over the desk area. There is also a built-in serving hatch, carpet flooring, a wall mounted radiator and uPVC double glazed window to the front. There is coving to the ceiling and an internal door leads to the hallway.



### **KITCHEN 14'8" x 11'5"**

This bespoke kitchen has solid wood wall and base units which includes a pantry cupboard, wood edged worktops, inset one and half bowl stainless steel sink with mixer tap incorporating a waste disposal unit and tiled splashbacks. Integral appliances include an eye level double oven and five ring gas hob with extractor over in addition to the dishwasher. Natural light is brought in via the uPVC double glazed window the side and the one to the rear which also delivers views of the garden. There is Flotex flooring and internal doors lead to the utility room and hallway.



### **UTILITY ROOM 8'11" x 5'8"**

Another useful extra room, situated at the rear of the property and adjacent to the kitchen. There are base units and worktops matching the ones in the kitchen, plumbing for a washing machine and space for an upright fridge freezer. The room has full height tiling to the walls, there is a low energy strip light and, similar to the kitchen, there is Flotex flooring. An internal door leads to the kitchen and an external door to the garden.

### **LANDING 14'4" x 7'2" max including stairs**

Stairs ascend from the hallway to this well proportioned first floor landing having carpet flooring, ceiling lighting, coving to the ceiling and the first of the two loft hatches. There is a storage cupboard and internal doors lead to all the bedrooms, shower room and house bathroom.



**BEDROOM ONE 15'6" max to rear of robes x 11'5"**

Delightful main bedroom, situated at the front of the property and featuring superb fitted storage in the form of two doubles and a triple bespoke wardrobe unit to one wall. There is a wall mounted radiator, carpet flooring, uPVC double glazed window to the front and coving to the ceiling. An internal door leads to the landing.



**SHOWER ROOM 7'3" max into shower x 6'1"**

Situated next to the main bedroom, giving the potential to make this an en-suite, this shower room has a tiled walk in shower with thermostatic shower, pedestal wash basin and low WC. The walls are tiled to full height, there is a double glazed window with obscure glass and a chrome towel radiator. There is a ceiling light, carpet flooring and this room is where the second loft hatch can be located. An internal door leads to the landing.



### **BEDROOM TWO 13'0" x 9'10"**

Second double bedroom, this time located at the rear of the property and enjoying views of the garden through the uPVC double glazed window to the rear. There is good built-in storage via the double wardrobes with bi-fold doors, a wall mounted radiator and carpet flooring. An internal door leads to the landing.



### **BEDROOM THREE 11'11" x 10'0"**

Third impressive double bedroom, and again, there is exceptional storage. There is a built in double wardrobe with bi-fold doors, mirroring the one in bedroom two, plus another bespoke solid wood built-in unit featuring two floor to ceiling cupboards, overhead storage and a dressing table area with cupboard below. There is carpet flooring, a uPVC double glazed window to the front, a wall mounted radiator and coving to the ceiling. An internal door leads to the landing.



### **BEDROOM FOUR 11'8" x 8'2"**

Last of the bedrooms and, by modern day standards, definitely a double bedroom. Located at the rear of the property, there are good views of the garden via the uPVC double glazed window and there is plenty of space for free standing bedroom furniture. There is a single radiator, carpet flooring and coving to the ceiling. An internal door leads to the landing.



### **BATHROOM 9'4" x 6'3"**

Modern house bathroom, having a three piece suite in white consisting of a free standing bath with metal legs and side mixer taps, a pedestal wash basin with mixer tap and twin flush low level WC. There is a separate one and half, tiled shower enclosure with thermostatic shower, a chrome towel radiator and the walls are tiled to full height. There is a tiled floor, a uPVC double glazed window with obscure glass and ceiling lighting. An internal door leads to the landing.



## **EXTERNALLY**

Magnificent outside space, which starts at the front with the good size lawn area, compact flower bed with mature plants and shrubs. There is a block paved path and drive which continues up the side of the property, leads to the detached garage and provide parking for numerous vehicles. The wonderful south facing rear garden has features to satisfy the keen gardener and sun worshiper alike. There is a lawn, good size patio, mature plants, flower and shrubs, a pergola area, BBQ area and privacy is enhanced through the tall hedge to the rear.





**GARAGE 18'4" x 17'3"**



Sizeable detached garage, having remote electric shutter door and its own roof with a part boarded higher level area. There is power, light and a separate external, door to get in and out from the garden.

**~ Material Information ~**

TENURE:  
Freehold

ADDITIONAL COSTS:  
None

COUNCIL AND COUNCIL TAX BAND:  
Wakefield Band F

PROPERTY CONSTRUCTION:  
Timber Frame

PARKING:  
Detached double garage with remote door plus parking for 7 vehicles

RIGHTS AND RESTRICTIONS:  
None

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.  
\*Please note we do not check the local planning applications so please do so yourself before proceeding\*

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains gas  
Broadband - FTTC Up to 100 Mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendors ownership

**~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

**~ Paisley Properties ~**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

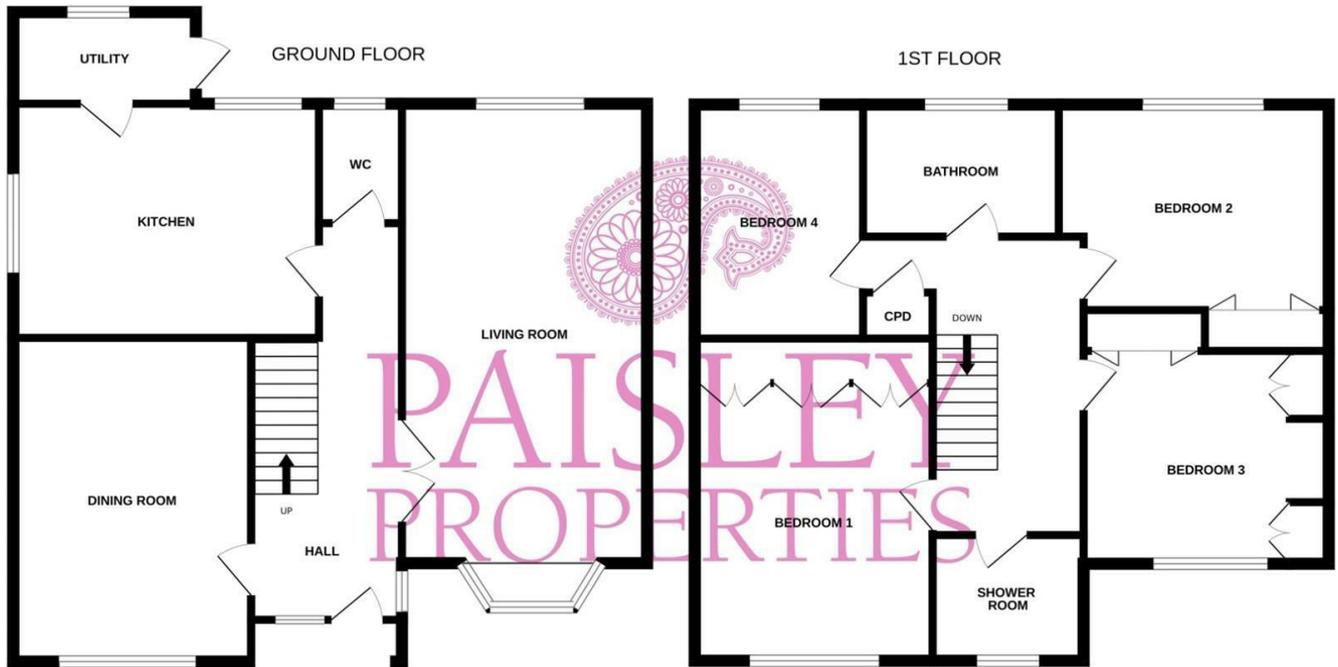
**~ Paisley Mortgages ~**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

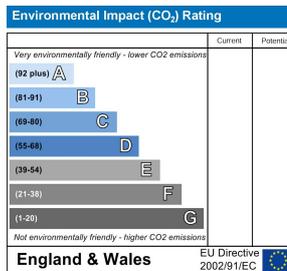
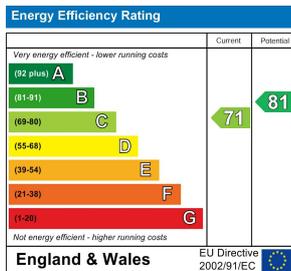
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**~ Paisley Surveyors ~**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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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