



123A GEORGE LANE  
WAKEFIELD, WF4 2NE

£999,995  
FREEHOLD

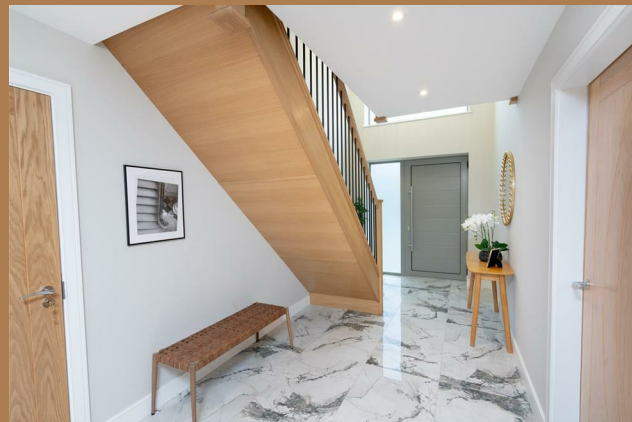
This is the ultimate sophisticated family home — thoughtfully designed with exceptional flow, making it perfect for both entertaining and professional living. Set in the heart of the highly sought-after village of Notton, this impressive residence enjoys an enviable position, overlooking the charming village green to the front and backing onto the cricket club and tennis courts to the rear. It's a rare combination of style, space, and idyllic surroundings in one of West Yorkshire's most desirable rural communities

MONROE

SELLERS OF THE FINEST HOMES

# 123A GEORGE LANE

- Brand Newly Built Six Bedroom Home
- Available to Purchase with No Chain
- High End Fixtures & Fittings
- Private Garden with Lawn & Patio
- Parking For Multiples Cars
- Solar Panels for Sustainability
- Under Floor Heating Throughout
- Air Source Heat Pump
- Internal Garage



## George Lane Notton, Wakefield

Luxury New-Build Six-Bedroom Detached Home in Prestigious Notton, Wakefield – Chain Free

A Rare Opportunity to Secure a Prestigious Family Home in One of Notton's Most Sought-After Locations

Presenting a brand-new, six-bedroom, four-bathroom detached residence of exceptional specification, designed for modern family living and sophisticated entertaining. Set in the heart of Notton, yet offering unrivalled privacy, this outstanding home combines contemporary design, luxurious finishes, and a practical, family-focused layout.

### Step Inside:

This remarkable property spans nearly 4,000 sq ft and immediately impresses with a grand entrance hall, vaulted ceilings, and striking Crittall-style doors that introduce the flowing, open-plan kitchen and living space. Measuring an extraordinary 46'11", this area perfectly balances style and functionality, featuring coffered ceilings, a bespoke media wall with integrated fireplace, and wide sliding doors opening directly onto the south-facing landscaped garden.

### Kitchen & Living:

The designer kitchen is a true statement, centred around a substantial island, premium quartz worktops, and fully integrated high-spec appliances. Adjoining spaces include a spacious, formal living room, utility room, boot room, and guest WC – all crafted with a seamless combination of luxury and practicality.

### Bedrooms & Bathrooms:

The first floor is home to five generously proportioned bedrooms. The principal suite offers a private dressing area and contemporary en-suite, while a second en-suite bedroom caters perfectly to guests or older children. The remaining bedrooms share a stylish family bathroom. A versatile second-floor retreat includes a sixth bedroom, study area, and additional bathroom with freestanding tub – ideal for a teenager's hideaway, guest suite, or home office.

### Exterior & Grounds:

Externally, the property enjoys a high degree of privacy, with a resin-bound driveway, integrated garage with electric door, and beautifully landscaped gardens wrapping around the home. A generous south-facing patio provides the perfect setting for alfresco entertaining, overlooking the peaceful village green and local cricket grounds.

### Key Features:

Brand-New Detached Six-Bedroom Home

Four High-Spec Bathrooms

Exceptional Internal Finish Throughout

Chain-Free Sale

Spacious, South-Facing Private Gardens & Patio

Integrated Garage with Electric Door & Multiple Parking Spaces

Solar Panels & Air Source Heat Pump for Sustainable Living

Underfloor Heating Throughout

Situated in Prestigious Notton, Wakefield

Why This Property Stands Out:

With its combination of privacy, size, and outstanding specification, this home represents a rare opportunity to acquire a brand-new property in one of Wakefield's most desirable villages. Perfect for large families seeking modern luxury, effortless entertaining, and a home that truly feels exceptional from every angle.

ENVIRONS

Nestled in the rolling countryside of West Yorkshire, Notton is a highly sought-after village offering a rare blend of tranquility and convenience.

Notton is well-connected. Wakefield city centre is just a short drive away, offering a full range of amenities, shops, and restaurants. The village also benefits from proximity to key road links, including the M1 motorway, making commuting to Leeds, Sheffield, and beyond highly convenient.

The local cricket club, tennis courts, and regular community events add to the village's charm and make it a wonderful place for families, retirees, and professionals alike. There are also reputable schools and nurseries in the surrounding area, making this an ideal setting for growing families.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is Freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents

## 123A GEORGE LANE





# 123A GEORGE LANE

## ADDITIONAL INFORMATION

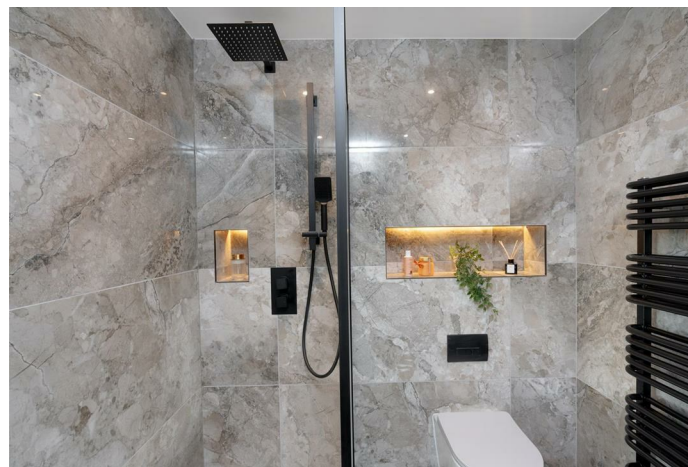
**Local Authority** – Leeds City Council

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 3952.00 sq ft

**Tenure** – Freehold





**Approx. Gross Internal Floor Area 3952 sq. ft / 367.14 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Show Home.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Leeds City Centre  
Leeds City Centre  
Whitehall Road Leeds  
LS12 1FJ

0113 350 0866  
citycentre@monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES