



16a Applehaigh Lane, Notton - WF4 2NA

£950,000 Freehold

Holroyd Miller have pleasure in offering for sale this extended stone built detached family home offering in excess of 3,000sqft living accommodation on two levels and occupying a pleasant cul-de-sac position in a select development of only three properties. It has south facing views to the rear overlooking adjacent farmland . Notton is a well sought after village in beautiful countryside between Wakefield & Barnsley, with good access via M1 to Leeds to the north and Sheffield to the south. It has a population of about 1,000; with a village hall, village shop, tennis club and cricket club and lots of activities and socialising within the village for those who wish to participate. . Outside: driveway to the front turning space which allows ample off-street parking leading to integral double garage. To the rear; extensive lawned garden with stone paved patio making the most of the countryside views. Please note the property also benefits from solar panels to give energy efficiency and car charging point. A truly enviable village location which must be viewed. Offered with no chain.

Entrance Reception Hallway

With double glazed windows, feature Amitco flooring, bespoke open staircase which leads to the first floor.

Large Walk-in Cloakroom/Downstairs Toilet

With hanging space, separate low flush w.c., with wash hand basin set vanity unit, double glazed window, central heating radiator.

Living Room

A light and airy room with double glazed bay window to the front, double glazed windows and French doors which leads onto the rear garden making most of the countryside views, feature inglenook style fire surround with marble inset and hearth with flame effect fitted gas fire.

Formal Dining Room

With feature double glazed walk-in bay window with French doors; again making the most of the views over looking the rear garden ideal for entertaining with double doors leading through to the family room.

Family Room

With double glazed windows and French doors leading onto the rear patio. Opening to Breakfast Kitchen.

Breakfast Kitchen

Superbly appointed with a comprehensive range of wall and base units, contrasting granite worktops with L-shaped island incorporating undermounted sink, with mixer tap unit, five ring induction hob with floating extractor canopy over, work surfaces have inset double bowl sink unit and drainer. A comprehensive range of integrated appliances also including integral oven, additional convection/ microwave oven with warming drawer beneath, dishwasher and larder style fridge freezer, double glazed windows. Access to utility room.

Utility Room

With a range of wall and base units, worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine, dryer, double glazed window and rear entrance door. Access door to integral garage.

Garden Room Extension

Having double glazed windows to three sides with French doors leading onto the decking area and making the most of the views with feature vaulted ceiling. A superb entertaining room making the most of the extensive views.

Stairs lead to first floor galleried landing

Master Bedroom Suite Access via the dressing room

With comprehensive wardrobes providing excellent hanging space and storage, double glazed window. Access to Master Bedroom.

Stairs lead to First Floor Galleried Landing

With double glazed windows to the front.

Master Bedroom Suite Access via the Dressing Room

With comprehensive wardrobes providing excellent hanging space and storage, double glazed window. Access to Master Bedroom.

Master Bedroom

With double glazed windows to both front and rear.

Ensuite Shower Room

With twin wash hand basin, set-in vanity unit, low flush w.c., wet walling with walk-in shower, double glazed window, chrome heated towel rail.

Bedroom to Front

With double glazed windows to the front. Access to.

Home Office

With double glazed window, central heating radiator.

House Bathroom

Furnished with modern white suite with pedestal wash hand basin, low flush w.c., panelled bath separate shower cubicle, tiling, double glazed window, chrome heated towel rail.

Bedroom to Front

Having built-in Wardrobe, double glazed window, central heating radiator.

Guest Bedroom to the Rear

With double glazed windows making most of the views, central heating radiator.

En-suite Shower Room

With wash hand basin, low flush w.c., set in back to wall furniture, corner shower, electric shaver point, tiling to the walls, double glazed windows, chrome heated towel rail.

Bedroom to the Rear

Having built-in wardrobes, double glazed window making most of the views, central heating radiator.

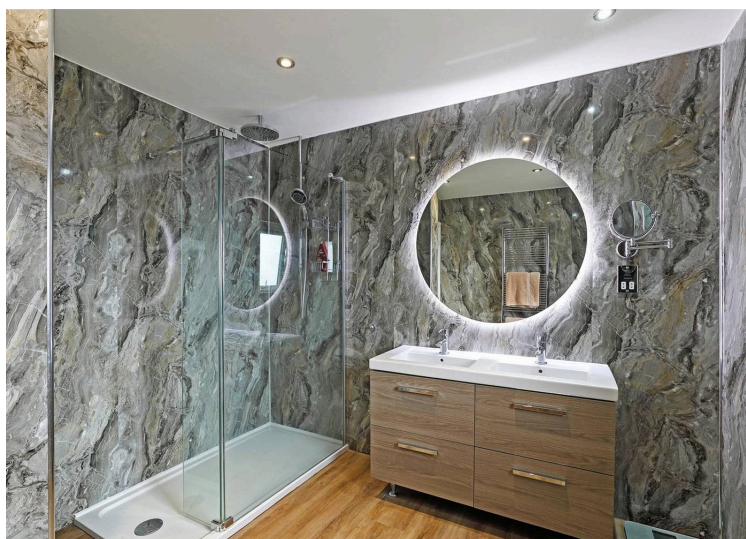
Bedroom Five

Having double glazed window making the most of the views, built-in wardrobe, central heating radiator.

GARDEN

The property occupies a pleasant cul-de-sac position with driving access and electric gates to only three properties, each with individual attractive driveways providing off street parking and turning space. For 16a leading to an integral garage with automated door, power and light laid on. Garage 6.25m x 5.92m with access to the utility room. Generous garden area to the side leads to south facing generous mainly laid to lawn garden with paved patio and decking area, south facing views overlooking the adjacent farmland and countryside made for an enviable seating area with solar panels connected to three storage batteries.







GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 3443 sq.ft. (319.9 sq.m.) approx.

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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