



12 Bleakley Avenue, Notton, Wakefield, WF4 2NT

Offers In The Region Of £230,000

Welcome to this well-presented semi-detached home located on Bleakley Avenue in the charming village of Notton, Wakefield. This delightful property offers a perfect blend of modern living and comfortable family space, making it an ideal choice for those seeking a welcoming home.

As you enter, you are greeted by an open-plan lounge and dining room that creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. The space flows seamlessly into a bright conservatory, which provides an excellent spot to enjoy the garden views throughout the seasons. The modern kitchen is well-equipped, offering functionality and style for all your culinary needs.

This home boasts three spacious bedrooms, providing ample room for family members or guests. Each bedroom is designed to be a peaceful retreat, ensuring a restful night's sleep. The property also features a well-appointed bathroom, catering to the needs of the household.

Outside you will find the expansive rear garden. This outdoor space is perfect for children to play, for gardening enthusiasts, or for hosting summer barbecues with friends and family.

In summary, this semi-detached house on Bleakley Avenue is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying modern comforts and generous living space. Don't miss the chance to make this lovely property your new home.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Hallway**Lounge and Dining room**

11'0" x 21'10"

Kitchen

9'6" x 10'11"

Conservatory

8'2" x 12'5"

Landing**Bathroom**

6'6" x 4'11"

Master bedroom 1

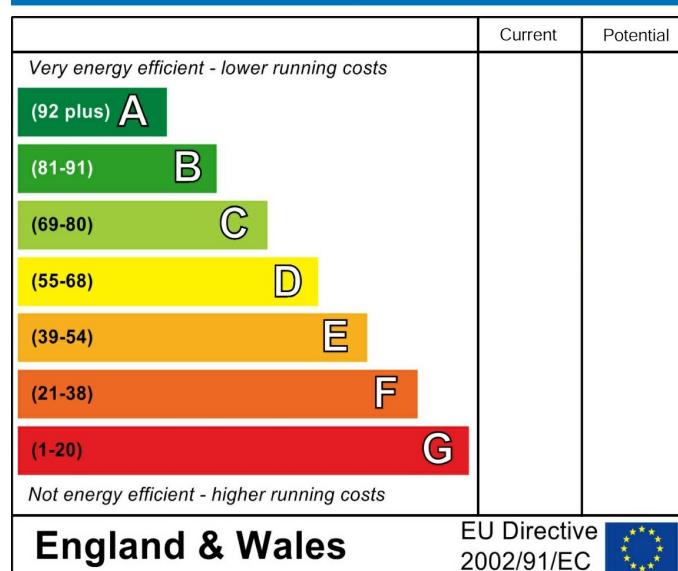
10'9" x 11'8"

Bedroom 2

8'2" x 12'5"

Bedroom 3

6'3" x 6'0"

Energy Efficiency Rating

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





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