



31 Bleakley Lane, Notton, Wakefield, WF4 2NR

Asking Price £240,000

Situated on the charming Bleakley Lane in Notton, Wakefield, this beautifully presented semi-detached home offers an exceptional living experience. With three spacious bedrooms, this property is perfect for families or those seeking extra room for guests or a home office. The three lovely reception rooms provide ample space for relaxation and entertainment, allowing you to create the perfect atmosphere for gatherings with friends and family.

The kitchen is a highlight of the home, featuring contemporary fittings and ample storage, making it a delightful space for culinary enthusiasts. The property boasts a drive and a garage, providing convenient parking options and additional storage space.

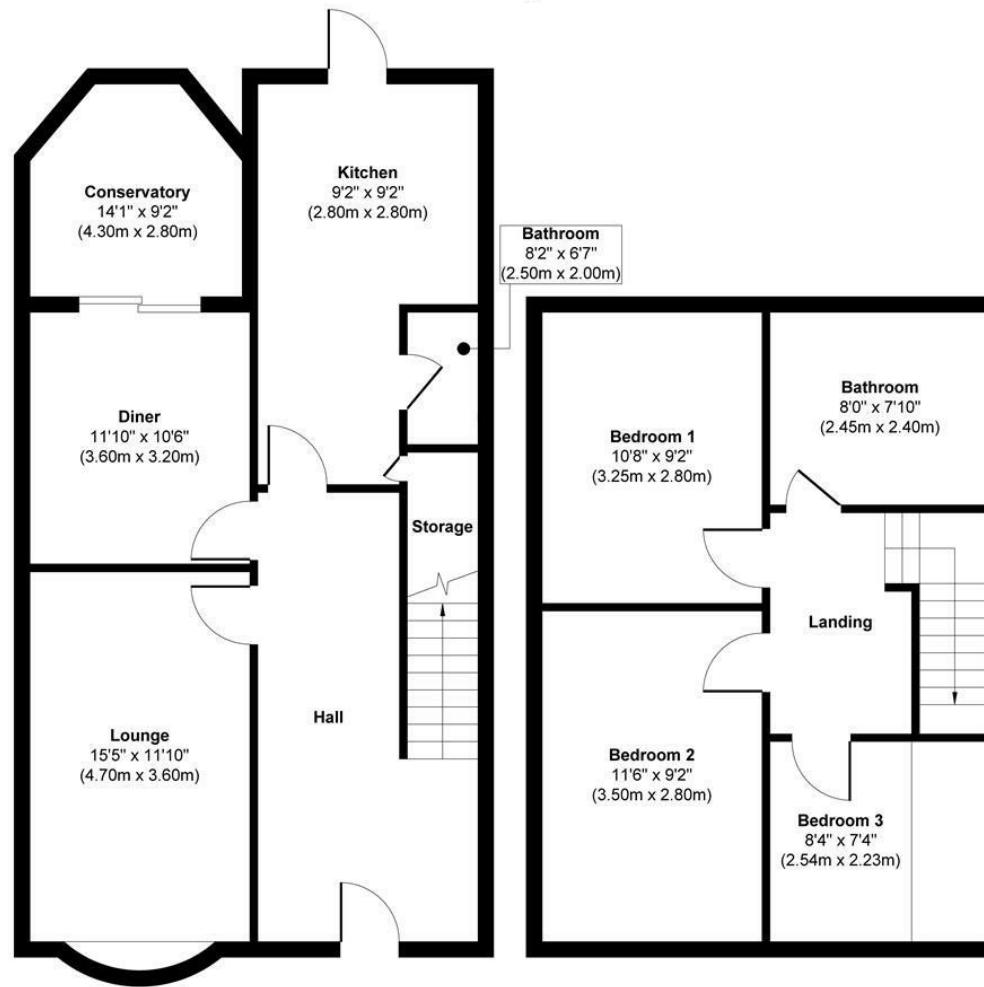
One of the standout features of this home is the impressive plot it occupies, with massive front and rear gardens that offer a wonderful outdoor retreat. These gardens provide a perfect setting for children to play, for gardening enthusiasts to cultivate their green thumbs, or simply for enjoying the fresh air in a tranquil environment.

This semi-detached house combines comfort, style, and practicality, making it an ideal choice for anyone looking to settle in a peaceful yet accessible location. With its generous living spaces and beautiful outdoor areas, this property is sure to impress. Don't miss the opportunity to make this delightful home your own.

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# Bleakley Lane



Ground Floor  
Approximate Floor Area  
663 sq. ft  
(61.63 sq. m)

First Floor  
Approximate Floor Area  
491 sq. ft  
(45.60 sq. m)

**Approx. Gross Internal Floor Area 1154 sq. ft / 107.23 sq. m**

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

Produced by Elements Property

Energy Efficiency 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**Hallway****Lounge**

11'9" x 15'5"

**Dining Room**

11'10" x 10'4"

**Conservatory**

9'2" x 14'1"

**Kitchen**

8'10" x 9'2"

**Bathroom**

6'2" x 6'9"

**Landing****Bedroom 1**

9'2" x 10'7"

**Bedroom 2**

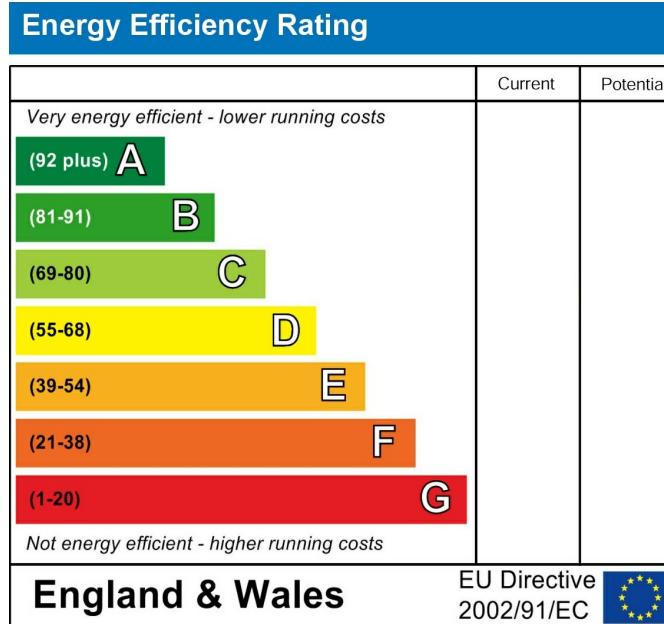
9'2" x 11'5"

**Bedroom 3**

7'3" x 8'3"

**Bathroom**

7'10" x 8'0"



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.

