

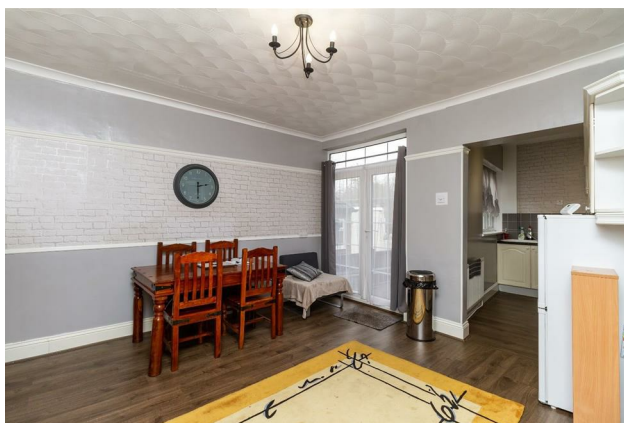
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**25 Park Avenue, Normanton, Yorkshire, WF6 2DR**

**Offers In Excess Of £140,000**

**Property Images**





# HUNTERS®

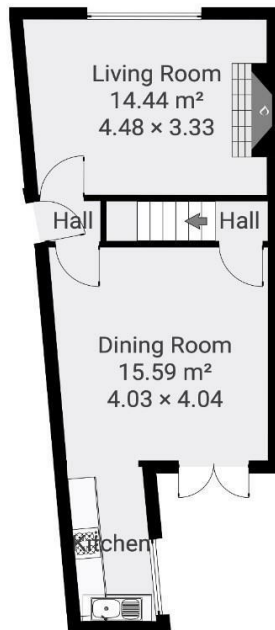
HERE TO GET *you* THERE

## Property Images

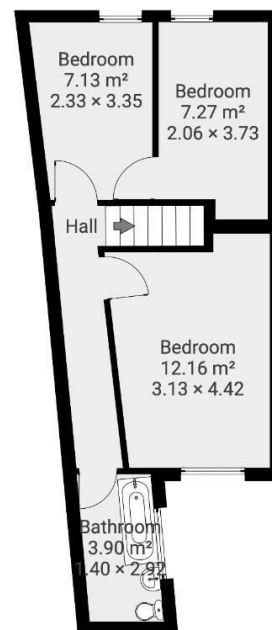


## Floorplan

GROUND FLOOR



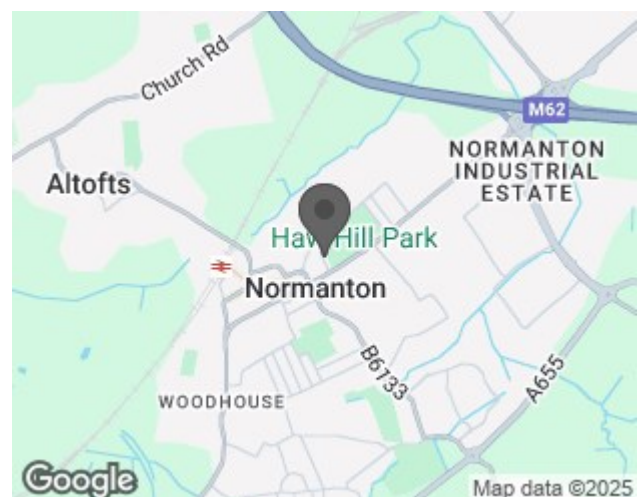
FIRST FLOOR



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Terraced Beds: 3 Bathrooms: 1 Reception: 1 Tenure: Freehold

## Summary

HUNTERS are proud to present to the market this 3 bedroom end terraced property. Situated in the popular town of Normanton, benefitting from excellent transport links, local eateries, parks, shops and schools, this property is ideal for first time buyers or investors alike.

The ground floor comprises of a hallway, spacious open plan kitchen and dining room with French doors leading to the rear enclosed garden, allowing seamless transition from indoor to outdoor living. Leading on is the living room, featuring a fireplace and large windows allowing ample lighting.

The first floor benefits from a hallway with 3 good sized bedrooms and a family bathroom. The bathroom is fitted with a 3 piece suite, with complimentary tiles around the bath.

External to the property, there is a rear enclosed garden, currently paved, with a shed for additional storage.

Call the office today to arrange a viewing.

## Features

• 3 BEDROOMS • END TERRACE • SPACIOUS LIVING THROUGHOUT • POPULAR LOCATION • REAR ENCLOSED YARD • NO ONWARDS CHAIN • EPC RATING D • COUNCIL TAX BAND A • FREEHOLD