



## Pippins Approach, Normanton, West Yorkshire

Modern open plan dining kitchen | New bathroom and ensuite | Large landscaped garden | Log burner | Utility room | Garage and driveway | Excellent commuter links and amenities | EV charging point

4 Bed Detached House | Asking Price: **£325,000**

Rosedale  
& Jones 

# Pippins Approach, Normanton, West Yorkshire

## DESCRIPTION

Check out this immaculate modern family home, ideal for any growing family. Upgraded features and close to local amenities/transportation links.

## Key Features

- Modern open plan dining kitchen
- New bathroom and ensuite
- Large landscaped garden
- Log burner
- Utility room
- Garage and driveway
- Excellent commuter links and amenities
- EV charging point



## **LOCATION**

Situated within walking distance of Normanton Town Centre and Haw Hill Park. This property benefits from some ideal local amenities. The area also benefits from fantastic commuter links, both by car and via public transportation. Motorway access via the M62, M1 and A1 systems could not be better and Normanton train station is within a six minute walk, not to mention regular bus routes being available too. Leeds and Wakefield are easily accessed, along with the wide array of entertainment and leisure facilities that this brings.

## **EXTERIOR**

### **Front**

A low maintenance garden, with some light floral features. An integral garage and off street parking on the driveway for two vehicles with an EV charging point. Note: Secured side access to the rear garden and side access to the garage.

### **Rear**

A wonderful landscaped garden with a large 'Indian stone' entertainment area which is perfect for a BBQ and some garden furniture to enjoy on those hot summer days. The garden is enclosed on all sides, catches the sun well, so is ideal for pets and/or children. There is also a generous grass lawn here which is decorated with floral plantations.

## **INTERIOR - Ground Floor**

### **Entrance Hall**

Open and inviting. Double Glazed exterior composite door and a Central Heated radiator.

### **Living Room *4.08m x 3.66m***

A spacious area large enough to support a range of furniture choices. Beautifully presented with premium quality parquet flooring and a log burner which creates a modern, yet rustic feel about the space. Sliding doors to the kitchen, two Central Heated radiators and Double Glazed windows to the side and front aspects respectively.

### **Dining Kitchen *5.83m x 2.65m***

The kitchen is of open plan design and extremely generous when it comes to floor space, a highly desirable and increasingly popular feature of any modern family home. Features include: premium quality parquet flooring matching the living room, Quartz worktops and upstands, including a 1.5l capacity inset sink and drainer and tiled walls. Supported appliances include: two fitted electric ovens, four 'ceramic' hobs with a fitted extractor fan above, a dishwasher and a wine cooler. Two Double Glazed windows to the rear aspect and a Central Heated radiator.

### **Utility Room *1.50m x 1.26m***

High quality units and worktops with space for a free-standing washing machine and a tumble dryer. Double Glazed composite door to the side aspect.

### **W/C**

Features include: a W/C, a wash basin with storage units underneath and splashback tiling. 'Frosted' Double Glazed windows to the rear aspect and a Central Heated radiator.

## **INTERIOR - First Floor**

### **Landing**

Loft access.

### **Main Bedroom** *4.04m x 3.49m*

Comfortably large enough to accommodate a King-size bed and some associated furniture, as preferred. The room also features fully fitted wardrobes and drawers. Central Heated radiator and Double Glazed windows to the front elevation.

### **En-Suite**

A Contemporary design. Features include: premium floor and wall tiling, a large walk-in shower with a 'rain' fixture, a w/c and a wash basin. Central Heated towel rack and a 'frosted' Double Glazed window to the front elevation.

### **Bedroom Two** *3.65m x 2.45m*

Another very spacious room which can support a King-size bed and additional furniture quite comfortably. Fitted double wardrobes, a Central Heated radiator and Double Glazed windows to the front elevation.

### **Bathroom**

A contemporary and fully tiled bathroom installation. Features include: a w/c, a wash basin with fitted storage and a bathtub with standing shower/glass water guard. Central Heated towel rack, and a 'frosted' Double Glazed windows to the rear elevation.

### **Bedroom Three** *2.89m x 2.75m*

Large enough to support a double bed, but would be more spacious with a three quarter bed and some additional furniture, as required. Central Heated radiator and Double Glazed windows to the rear elevation.

### **Bedroom Four** *3.15m x 2.10m*

Currently being used as an office, but works well as a single bedroom or a nursery too. Central Heated radiator and Double Glazed windows to the rear elevation.

### **Unique Reference Number**

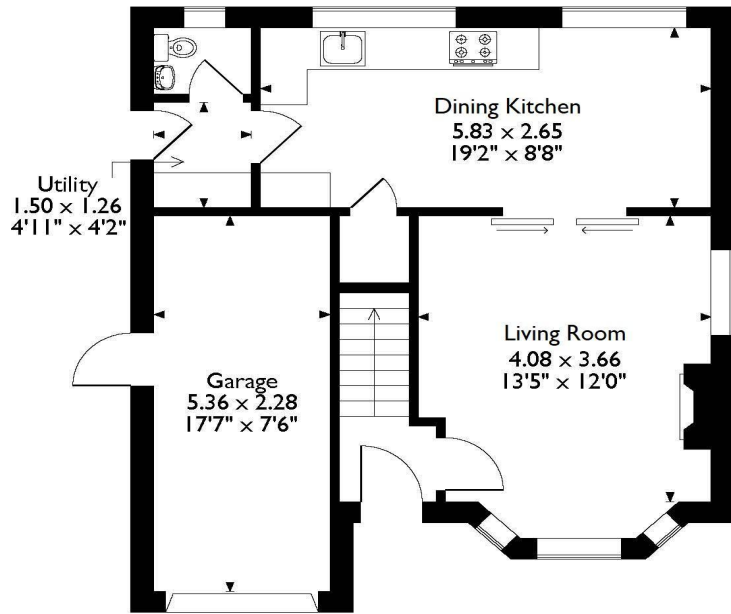
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### **Disclaimer**

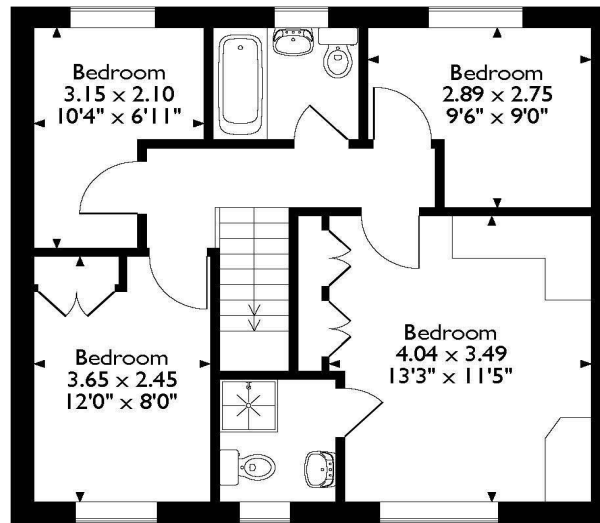
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Pippins Approach, Normanton  
 Approximate Gross Internal Area  
 Main House = 88 Sq M/ 947 Sq Ft  
 Garage = 12 Sq M/129 Sq Ft  
 Total = 100 Sq M/1076 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	<b>83</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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01924 792796

[www.rosedaleandjones.co.uk](http://www.rosedaleandjones.co.uk)

[info@rosedaleandjones.co.uk](mailto:info@rosedaleandjones.co.uk)