



Lakeside Park, Normanton, West Yorkshire

Spacious property | Large rear garden | Garage and 'side by side' driveway | Popular residential community | Utility room | Ensuite facilities | Separate dining room | Potential to extend

4 Bedroom Detached House | Asking Price: **£300,000**

Rosedale
& Jones 

Lakeside Park, Normanton, West Yorkshire

DESCRIPTION

Four double bedrooms, spacious accommodation, with the potential to extend and add significant value in the future. Ensuite facilities, a large garage and garden, along with 'side by side' parking -all within in a popular residential area.

Key Features

- Spacious property
- Large rear garden
- Garage and 'side by side' driveway
- Popular residential community
- Utility room
- Ensuite facilities
- Separate dining room
- Potential to extend



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 great for trips into the city if you don't want to drive, not to mention regular bus routes being available too. Leeds and Wakefield are easily accessible, along with the wide array of entertainment and leisure facilities that can be enjoyed.

EXTERIOR

Front

A low maintenance garden, with some light floral features. An integral garage and off street parking on the driveway for two vehicles .

Rear

A very large garden with an entertainment area which is perfect for a BBQ and some garden furniture, ready for the warmer months of the year. The garden is enclosed on all sides and catches the sun well, so is ideal for pets and/or children. Storage shed, secured side access.

INTERIOR - Ground Floor

Entrance Hall

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

Living Room

4.81m x 3.78m

Well presented and spacious enough to support a range of furniture choices. A Double Glazed Bay window to the front aspect and another Double Glazed window to the side aspect. Central Heated radiator.

Kitchen

2.98m x 2.92m

Complete with a good amount of unit space for storage and supported appliances include: an electric oven, with four ringed (gas) hobs and a fitted extractor fan above. There is also space for a free-standing fridge/freezer and a dishwasher. Other features include: splash back wall tiling and a 1l sink and drainer. Central Heated radiator, Double Glazed windows overlooking the rear garden. Central Heated radiator and a useful pantry.

Dining Room

2.98m x 2.71m

The dining area can accommodate a four or six seated dining suite, depending upon preference. A Central Heated radiator with Double Glazed French doors to the rear aspect. Note: This room has not been photographed due to Christmas decorations at the time of the visit.

Utility Room

1.95m x 1.86m

Fitted storage units, a 1l sink and drainer, space for a freestanding washing machine and a tumble dryer. Central heated radiator and Double Glazed windows to the rear aspect. Double Glazed UPVC exterior door to the side aspect.

W/C

A white, two piece suite comprising of a pedestal wash basin and a WC. 'Frosted' Double Glazed window to the side aspect and a Central Heated radiator.

INTERIOR - First Floor

Landing

Loft access and an airing cupboard for storage.

Bedroom One

3.90m x 3.84m

Large enough for a King-size bed and associated furniture, as preferred. Central Heated radiator and Double Glazed windows to the front elevation.

En-Suite

A new installation and a contemporary design. Features include: premium floor and wall tiling, a large walk-in shower with a w/c and a wash basin with fitted unit storage. Central Heated 'chrome' towel rack and a 'frosted' Double Glazed window to the side elevation.

Bedroom Two

3.32m x 2.86m

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

Bedroom Three

3.07m x 2.66m

Large enough to support a double bed and some additional furniture, as required. Central Heated radiator and Double Glazed windows to the rear elevation. Note: This room is used for storage at the moment.

Bathroom

Features include: upgraded tiling, a bathtub, with a standing shower fixture, a wash basin and a W/C. There is also an electric power supply for bathroom appliances and an extractor fan with an isolation switch. 'Frosted' Double Glazed windows to the rear elevation and a Central Heated 'chrome' towel rack.

Bedroom Four

2.86m x 2.62m

Another good sized room which could support a double bed and some additional furniture, as required. Central Heated radiator and Double Glazed windows to the rear

Unique Reference Number

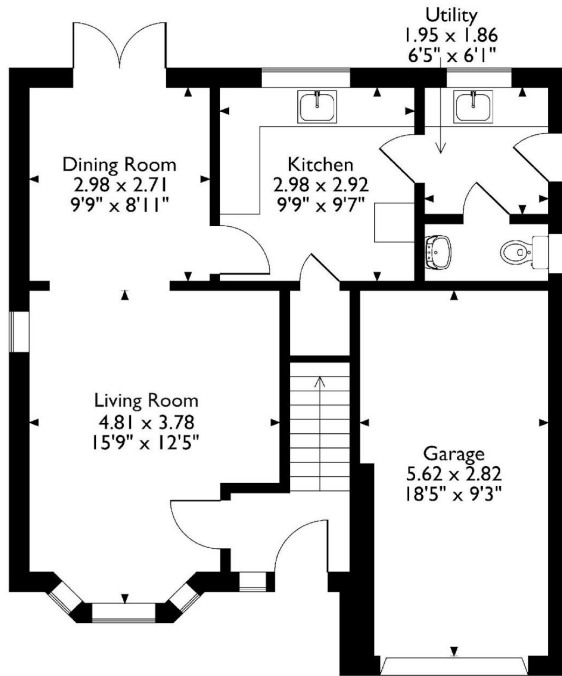
LCLG

Disclaimer

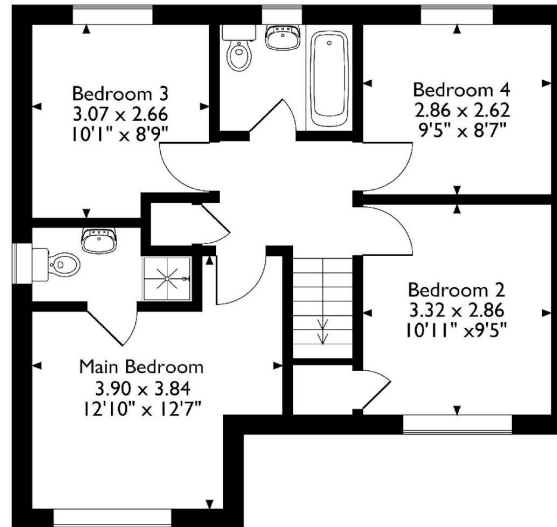
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Lakeside Park, Normanton
 Approximate Gross Internal Area
 Main House = 96 Sq M/1033 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 112 Sq M/1205 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) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

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.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We 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 estate agents.

01924 792796

www.rosedaleandjones.co.uk

info@rosedaleandjones.co.uk

