



Carlton Gardens, Normanton, West Yorkshire

No chain | Close to amenities | Low maintenance exterior | Detached garage | Enclosed gardens | Wet room | Parking for up to five cars
| Excellent commuter links | Solar panels with feed-in-tariff

2 Bedroom Detached Bungalow | Asking Price: £214,995

Rosedale
& Jones 

Carlton Gardens, Normanton, West Yorkshire

DESCRIPTION

NO CHAIN. Generous living accommodation, excellent commuter links, access to amenities and very low maintenance. URN: LCLG

Key Features

- No chain
- Close to amenities
- Low maintenance exterior
- Detached garage
- Enclosed gardens
- Wet room
- Parking for up to five cars
- Excellent commuter links
- Solar panels with feed-in-tariff



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 18 minute walk, not to mention regular bus routes being available nearby too. Leeds and Wakefield are easily accessed, along with the wide array of entertainment and leisure facilities that this brings.

EXTERIOR

Front

Very low maintenance, with off street parking for up to five cars. A solid steel framed security gate and a detached garage to the rear.

Rear

A low maintenance South Westerly facing garden which catches the sun all day in the summer months. The space benefits from a large area of brand new decking and a very large shed which provides additional storage. The garden is enclosed and very private. Ideal for pets and young children.

Living Room/Dining Area

5.89m x 5.39m

A very spacious area which can accommodate a selection of furniture layouts, including a four seated dining set. The room also features a modern, electrical fireplace with a marble hearth. Two Central Heated radiators and Double Glazed windows to the front aspect.

Kitchen

Modern fitted units, with plenty of storage capacity, a display cabinet and a breakfast bar with space for three stools. Appliances include, an electric oven with four gas 'ring' hobs and an extractor above, a fitted fridge freezer and a free-standing washing machine. The kitchen also features a 1.5l sink and drainer, with splashback wall tiling and under unit LED lighting. Double Glazed windows to the side aspect.

Bedroom One

3.59m x 3.27m

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

Wet Room

Fully tiled and very spacious. Features include a w/c, a wash basin and a large walk-in shower. Central Heated towel rack and a 'frosted' Double Glazed window to the side elevation.

Bedroom Two

2.83m x 2.52m

Large enough for a single bed and associated furniture. Central Heated radiator and Double Glazed windows to the rear elevation. Double Glazed exterior door to the rear aspect.

Unique Reference Number

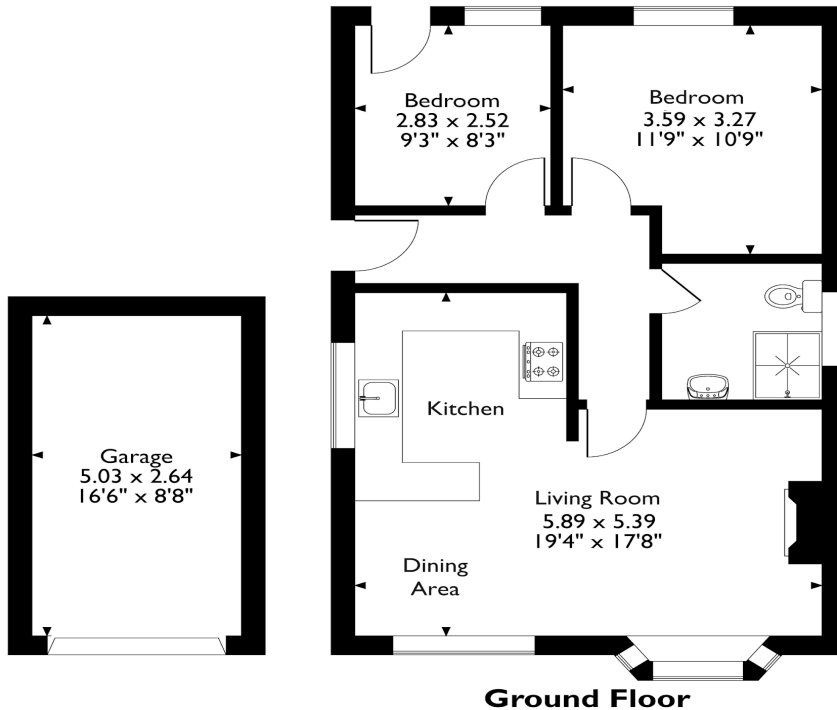
LCLG

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.



Carlton Gardens, Normanton
 Approximate Gross Internal Area
 Main House = 57 Sq M/614 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 70 Sq M/753 Sq Ft



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
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			87
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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