

## Hawthorne Road, Normanton, West Yorkshire

Luxury modern home | NO CHAIN | Sold fully furnished | Move in ready | Stunning private landscape garden | Allocated side by side parking for two cars | Three double bedrooms | Viewing A MUST

3 Bedroom semi detached house Asking Price: **£235,000**

Rosedale  
& Jones 

# Hawthorne Road, Normanton, West Yorkshire

## DESCRIPTION

NO CHAIN. Sold fully furnished. A well presented modern family home which boasts three double bedrooms, a large private landscaped rear garden and plenty of parking. All within a very popular residential development with exceptional rural walks.

### Key Features

- Luxury modern home
- NO CHAIN
- Move in ready
- Stunning private landscape garden
- Allocated side by side parking for two cars
- Three double bedrooms
- Viewing A MUST



## **LOCATION**

Situated within Clover View, a very popular and brand new residential development in Normanton. The Town Centre is within walking distance and provides access to all the amenities you could require. There is a good choice of schools nearby and Haw Hill Park is just a few minutes' walk away providing a children's play area, duck ponds and a modern outside fitness area adjacent to the main green area. This location also provides fantastic motorway access and regular public transport links into the surrounding locations, including Leeds and Wakefield.

## **EXTERIOR**

### **Front**

Low maintenance, with a side by side driveway which can comfortably accommodate two vehicles. There is also plenty of additional parking on the street, if needed.

### **Rear**

A lovely low maintenance rear garden which is also South facing and enclosed on all sides. The space is very secure and ideal for pets or young children. Features include: large patio area ideal for some garden furniture. Access to the front via the side gate.

## **INTERIOR - Ground Floor**

### **Entrance Hall**

Very open, with space for coats and shoe storage. A "frosted Double Glazed composite exterior door to the front aspect and a Central Heated radiator.

### **Kitchen**

*5.26m x 3.19m*

A modern and fully fitted kitchen installation, which benefits from lots of unit space for storage. Supported appliances include: electric oven, four gas 'ring' hobs with a fitted extractor fan above, fridge freezer, washing machine and dishwasher. Other features include: an upgraded designer 1.5l sink and drainer. Space for a 6 seater table and chairs. Central Heated radiator and Double Glazed window to the front aspect.

### **Lounge**

*4.24m x 3.45m*

Ideal for modern living and can accommodate a wide range of furniture layouts. Central Heated radiator, with Double Glazed French doors which lead to the rear garden.

### **Cloakroom**

Fitted with a wash hand basin, a low level flush W/C and a Central Heated radiator

## **INTERIOR - First Floor**

### **Landing**

Bright and well presented, with a Central Heated radiator.

### **Bedroom Two**

*4.24m x 3.47m*

A large bright and airy spacious room which can support a king size bed quite comfortably and has a built-in storage cupboard. Central Heated radiator and Double Glazed window to the rear elevation.

### **Bathroom**

A very spacious and Contemporary installation with Upgraded wall and floor tiling. Features include: a bathtub, with standing shower and a glass water-guard, a wash basin and a w/c and a Central Heated radiator.

### **Bedroom Three**

*3.26m x 2.25m*

Currently being used as a study but could fit a 3/4 bed and space for wardrobes. Double Glazed window to the front elevation and Central Heated radiator.

## **INTERIOR - Second Floor**

### **Main Bedroom**

*6.52m x 4.23m*

A huge room which features space for a Super-King bed , There is also a handy spot for a workstation or dressing table (depending on preference). Double Glazed windows to the front elevation and a Double Glazed velux window to the rear. Central Heated radiator

### **En-Suite**

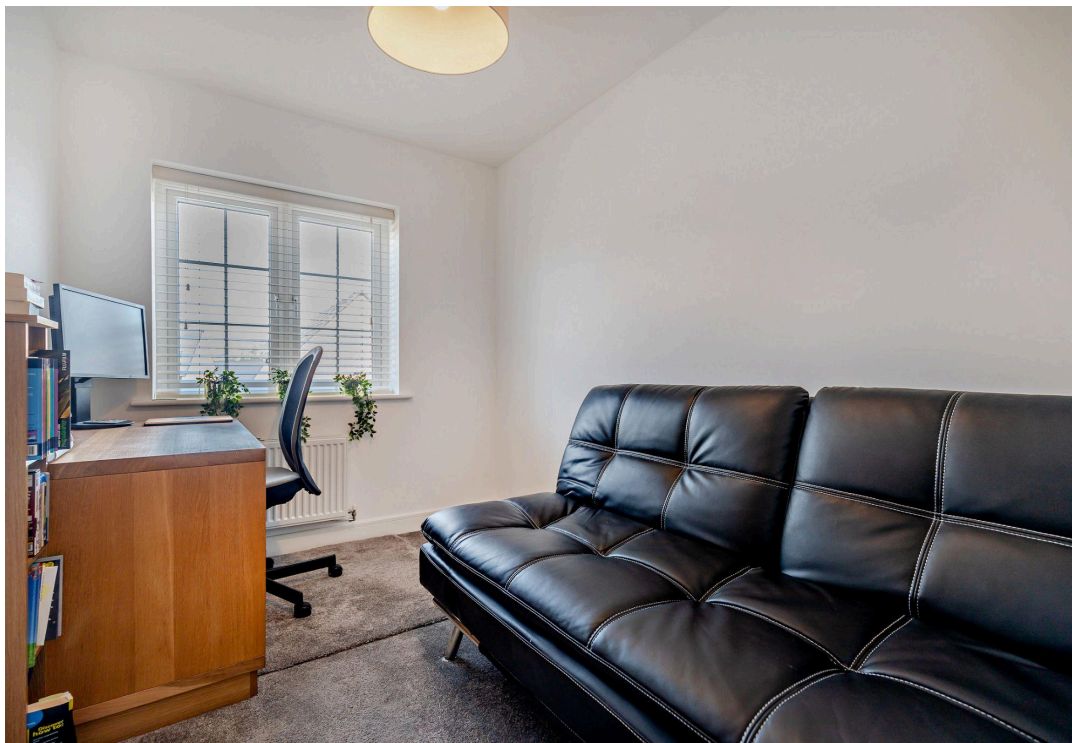
A Contemporary design. Features include: premium floor and wall tiling, a standing shower with a glass water guard, a w/c and a wash basin. Central Heated radiator and Double Glazed Velux window to the rear elevation.

### **Unique Reference Number**

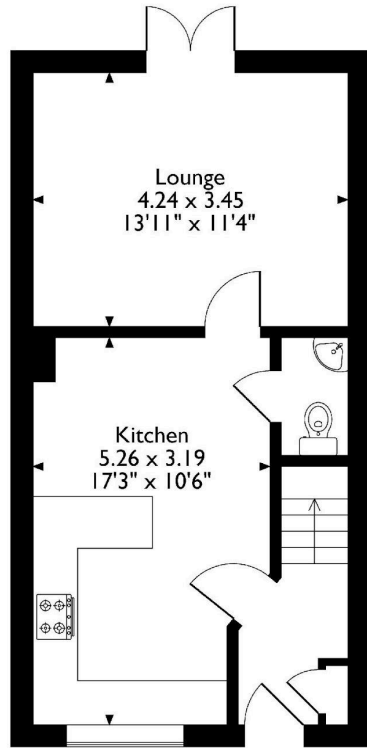
#LCLG

### **Disclaimer**

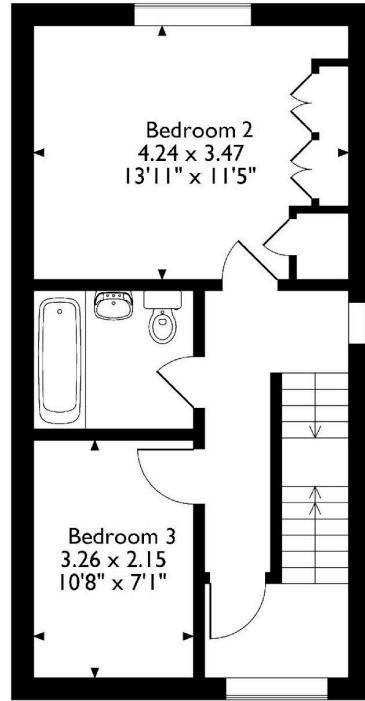
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, 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.



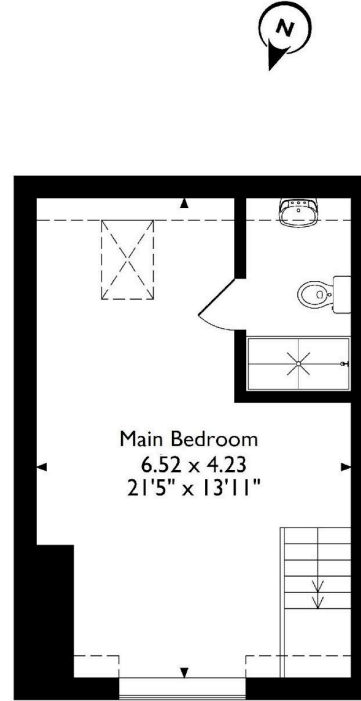
Hawthorne Road, Normanton, West Yorkshire  
 Approximate Gross Internal Area  
 104 Sq M/1119 Sq Ft



**Ground Floor**



**First Floor**



**Second 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>		<b>94</b>
(81-91)	<b>B</b>	<b>81</b>	
(69-80)	<b>C</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			
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.

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