



Hawthorne Road, Normanton, West Yorkshire

A Poseidon Pro Swim Spa (included) | Four double bedrooms | Ensuite facilities | Side-by-side driveway | Garage | Modern fitted kitchen & dining room | Popular new residential estate | Landscaped garden

4 Bedroom Detached House | Asking Price: **£350,000 - £375,000** (*Guide Price*)

Rosedale
& Jones 

Hawthorne Road, Normanton, West Yorkshire

DESCRIPTION

Four large bedrooms, plenty of storage, ensuite facilities, a landscaped garden and a Poseidon Pro Spa Swimming Pool.

Key Features

- A Poseidon Pro Swim Spa (included)
- Four double bedrooms
- Ensuite facilities
- Side-by-side driveway
- Garage
- Modern fitted kitchen & dining room
- Popular new residential estate
- Landscaped garden



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, duckponds and a modern outdoor fitness area adjacent to the main green. 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 some light decorative stone. Off street parking available for up to three vehicles between the side-by-side driveway and integral garage.

Rear

A beautifully landscaped rear garden which consists of artificial turf, Indian Stone patio and decorative stone. An elevated platform featuring high specification artificial turf makes a great area for entertaining or family time in the summer. There is plenty of space in the garden for exterior furniture and additional features include: a large storage shed for added storage and a 'Poseidon Pro Swim Spa', both of which are included in the sale.

INTERIOR - Ground Floor

Entrance Hall

Very spacious and practical, with plenty of floor space for shoe and coat storage. Premium quality flooring throughout the ground floor. Central Heated radiator and a composite exterior door with 'frosted' Double Glazing to the front aspect.

Sitting Room

4.53m x 3.84m

A beautifully presented space which can accommodate a range of furniture layouts, in addition to storage furniture as required. Double Glazed windows to the front aspect.

Kitchen/Dining Room

5.40m x 2.85m

A modern fitted design, with an open plan layout. This fully fitted premium quality kitchen consists of modern units with 'soft close' draws, Quartz worktops, a fridge freezer, a dishwasher, an electric oven with a built-in microwave above, six gas 'ring' hobs, with an extractor fan above and a 1.5l inset sink and drainer with drainage carved into the stone worktops. The room is also large enough to comfortably accommodate a six seated dining suite. Double Glazed windows and French doors to the rear aspect, which lead straight to the garden and pool area - wonderful for entertaining.

W/C

Very spacious once again, with matching premium quality flooring to the hallway. Features include: tiled walls, a W/C and a wash basin. Central Heated radiator, an extractor fan with isolation switch.

INTERIOR - First Floor

Landing

Very spacious with space for storage furniture as required. Double Glazed window to the side elevation and a Central Heated radiator. Loft access.

Principal Bedroom

4.55m x 3.84m

A very large bedroom which can comfortably support a Super-king bed and additional storage units as required. The room also features fully fitted wall-length wardrobes. Central Heated radiator and Double Glazed windows to the rear elevation.

En-Suite

A contemporary design with features including, a W/C, a floating wash basin, a shower cubicle with glass water guard and a handheld shower fixture, in addition to premium wall and floor tiling. Central Heated towel rack, a 'frosted' Double Glazed window to the front elevation and an extractor fan complete with isolation switch.

Bedroom Two

3.16m x 2.89m

A spacious bedroom which can comfortably accommodate a double bed and additional storage furniture, as required. Central Heated radiator and Double Glazed windows to the rear elevation.

Bathroom

A contemporary design with premium wall and floor tiling. Features include a W/C, a floating wash basin, a bathtub with a standing shower and glass water-guard. Extractor fan and isolation switch, a Central Heated towel rack and Double Glazed 'frosted' windows to the rear elevation.

Bedroom Three

3.91m x 3.24

Another spacious bedroom which can comfortably accommodate a double bed and additional storage furniture as required. Central Heated radiator and Double Glazed windows to the rear elevation.

Bedroom Four

3.24m x 3.23m

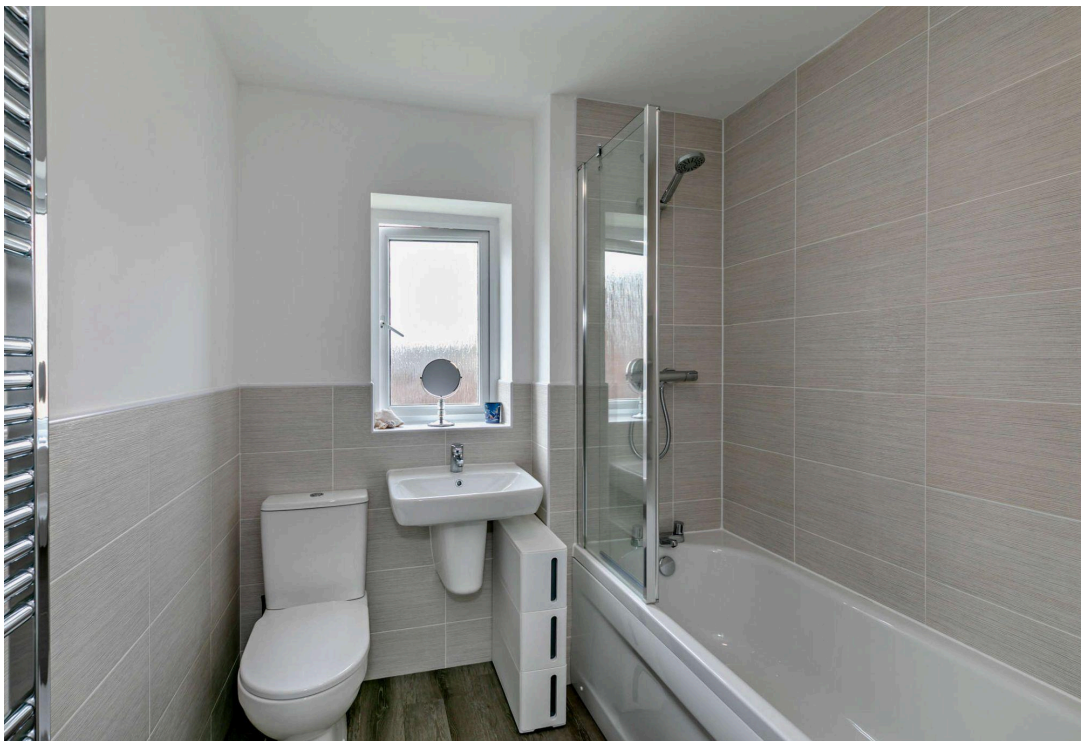
Smallest of the three bedrooms, but still very generous in terms of floorspace. There is plenty of space for a single bed, but you could also use this as a double bedroom if preferred. Ideal for use as a child's bedroom, a nursery, or a home office. A very versatile room complete with fitted double wardrobes. Central Heated radiator and Double Glazed windows to the front elevation.

Unique Reference Number

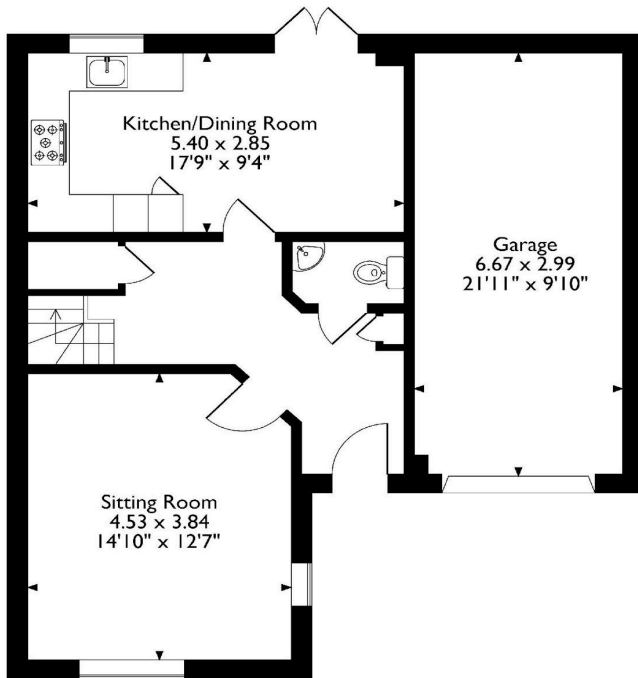
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Disclaimer

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.

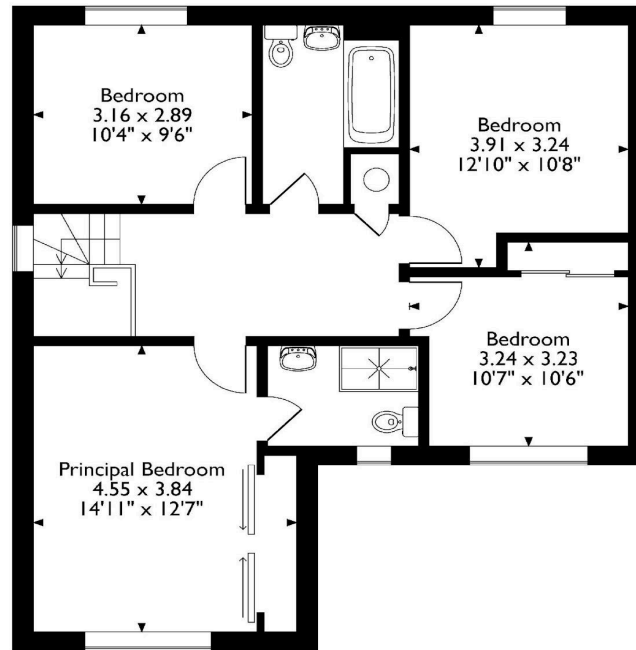


Hawthorne Road, Normanton
 Approximate Gross Internal Area
 Main House = 115 Sq M/1238 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Total = 135 Sq M/1453 Sq Ft



Ground 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.



First Floor

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			84
(81-91) B			
(69-80) C			
(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.

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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.

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