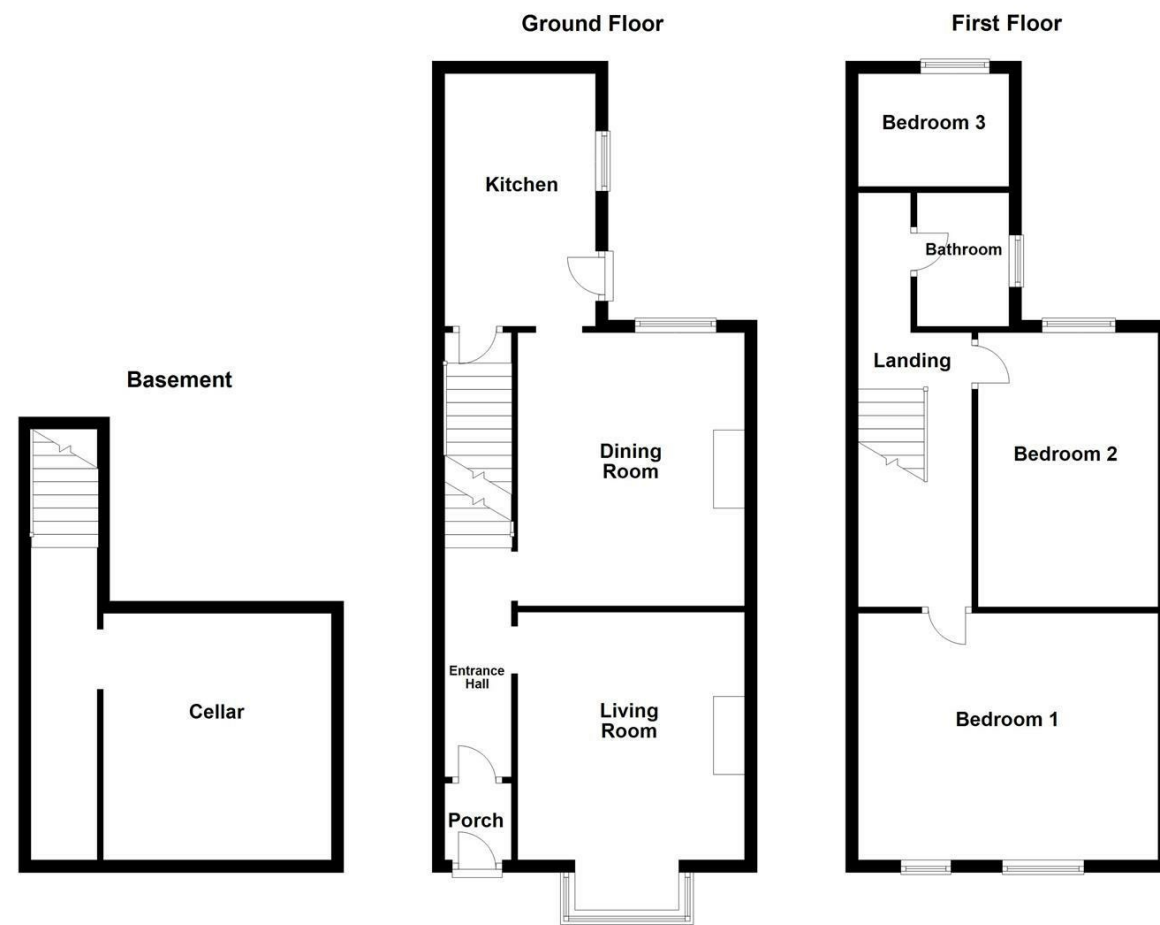




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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



### 37 King Street, Normanton, WF6 1EW

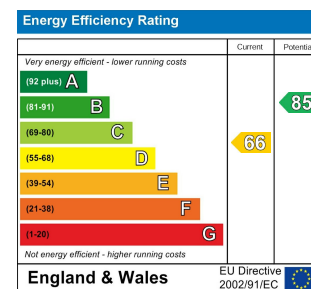
**For Sale Freehold £145,000**

Situated just out of Normanton town centre is this three bedroom mid terrace property, deceptively spacious from the front the property benefits from three good size bedrooms, ample reception space and an enclosed low maintenance rear garden.

The accommodation briefly comprises of the front porch, entrance hall, living room, dining room, kitchen, cellar, first floor landing, three bedrooms and house bathroom/w.c. Outside, to the front there is a buffer garden, which is mainly pebbled with concrete pathway and is enclosed by walls with iron gate. The rear garden is mainly pebbled with planted beds, mature plants, block paved patio area and enclosed by walls and timber fencing.

Normanton is ideal for a range of buyers and for the first time buyer and growing family looking in the area. It is aptly placed for local amenities including shops and schools, these can be found within walking distance. Normanton town centre has its own train station and is on local bus routes to and from neighbouring towns and cities such as Wakefield and Castleford.

Only a full internal inspection will truly show what is to offer at this property and so an early viewing comes highly advised.



#### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

#### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

#### FREE MARKET APPRAISAL

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#### PROPERTY ALERTS

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#### CONVEYANCING

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## ACCOMMODATION

### ENTRANCE PORCH

Frosted UPVC double glazed front door, coving to the ceiling, door into entrance hall.

### ENTRANCE HALL

Coving to the ceiling, ceiling rose, central heating radiator, stairs to the first floor landing, opening through to the living room and dining room.

### LIVING ROOM

11'11" x 14'9" max x 3'11" min [3.64m x 4.51m max x 1.21m min]

Coving to the ceiling, ceiling rose, box UPVC double glazed window to the front, central heating radiator, dado rail, gas fireplace with marble hearth, surround and wooden mantle.

### DINING ROOM

14'4" x 12'3" max x 11'3" min [4.39m x 3.75m max x 3.43m min]

Opening through to the kitchen, UPVC double glazed window to the rear, central heating radiator, picture rail, brick chimney breast with fireplace pattern.



### KITCHEN

13'3" x 7'11" [4.04m x 2.42m]

Central heating radiator, spotlights to the ceiling, UPVC double glazed window to the rear, UPVC door to the rear garden, door down to the cellar, decorative panelling to the walls. A range of wall and base units with laminate work surface over, double sink and drainer with mixer tap, space and plumbing for a cooker, plumbing for a washing machine, space for a tumbler dryer and space for American style fridge freezer.



### CELLAR

### FIRST FLOOR LANDING

Loft access, doors leading to three bedrooms and the house bathroom/w.c.

### BEDROOM ONE

12'11" x 14'6" [3.94m x 4.43m]

Two UPVC double glazed windows to the front, fitted wardrobes and storage units, two central heating radiators.



### BEDROOM TWO

14'4" x 9'8" max x 7'7" min [4.38m x 2.97m max x 2.33m min]

Combi boiler housed in a storage cupboard. UPVC double glazed window to the rear, spotlighting to the ceiling.



### BEDROOM THREE

7'8" x 7'10" [2.35m x 2.41m]

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator.

### HOUSE BATHROOM/W.C.

4'10" x 6'11" [1.49m x 2.11m]

Frosted UPVC double glazed window, coving to the ceiling, low flush w.c., pedestal wash basin, panelled bath with mixer tap and shower head attachment, electric overhead shower and shower head attachment, shower screen.

### OUTSIDE

To the front of the property there is a buffer garden, mainly pebbled with a concrete pathway to the front door and surrounded by walls with an iron gate providing access. To the rear, the garden is mainly block paved patio area perfect for outdoor dining and entertaining. The remainder of the garden is pebbled. Paved pathway towards the rear, raised planted beds with mature plants and the garden is fully enclosed by walls and timber fencing with a timber gate to the rear.



### COUNCIL TAX BAND

The council tax band for this property is A

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.