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## 57 Church Lane, Normanton, WF6 1EZ

**For Sale Freehold £250,000**

Introducing to the market is this four bedroom mid terraced Victorian home benefitting from accommodation spanning over three floors and ample off road parking, this property is certainly not one to be missed.

The accommodation comprises of an entrance hall, stairs to the basement rooms, stairs to the first floor landing, a lounge with bay window to the front, dining/sitting room and a spacious kitchen diner to complete the accommodation on the ground floor. To the first floor landing there is access to bedrooms one and two, the house bathroom, the shower room and a staircase to the second floor landing. Bedrooms one and two both being double rooms and bedroom two benefitting from fitted wardrobes. To the second floor there is doors off to bedrooms three and four which are also double bedrooms. Outside, to the front of the property is a block paved driveway providing ample off road parking to the front with bushes and shrubs bordering and a paved pathway to the front entrance door. To the rear of the property the garden has a paved patio area, a pebbled area and a low maintenance block paved driveway with double gates providing further off road parking.

The property is within walking distance of the local amenities and schools located within close proximity. Normanton town centre benefits from its own supermarkets and railway station with links to Leeds. For those looking to travel further afield the M62 motorway is a short drive away, with the M1 and A1 junctions close by.

Only a full internal inspection will fully reveal all that is on offer at this quality home and an internal viewing is highly recommended.

### IMPORTANT NOTE TO PURCHASERS

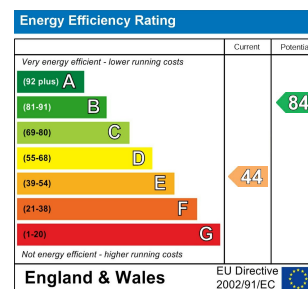
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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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Please ring us to arrange a mortgage advice appointment.

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



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## ACCOMMODATION

### ENTRANCE HALL

Timber part glazed entrance door into the entrance hall, central heating radiator, stairs to first floor landing. Doors to the lounge, sitting room and the kitchen/diner.

### LOUNGE

12'9" x 12'5" [3.89m x 3.81m]

Victorian style UPVC single glazed bay window to the front, fireplace with feature surround, central heating radiator, coving to the ceiling.



### SITTING/DINING ROOM

11'5" x 13'3" [3.48m x 4.05m]

Timber double glazed windows to the rear on either side

of the door, timber door to the rear, central heating radiator, marble feature surround fireplace.

### KITCHEN/DINER

16'2" x 8'6" [4.94m x 2.60m]

Timber double glazed window to the side, part UPVC double glazed doors to the rear, additional UPVC double glazed window to the rear. A range of wall and base units with laminate worksurface, tiled splashback, Belfast sink with mixer tap, integrated fridge, range cooker. Door to basement.

### FIRST FLOOR LANDING

Central heating radiator, doors to bedrooms one and two, bathroom and the shower room. Stairs to second floor landing.

### BEDROOM ONE

16'9" x 12'8" [5.13m x 3.87m]

Two sash windows to the front, central heating radiator, coving to the ceiling.



### BEDROOM TWO

11'5" x 13'3" [3.48m x 4.06m]

Sash single glazed windows to the rear, central heating radiator, fitted wardrobes.

### BATHROOM

9'5" x 7'1" [2.89m x 2.18m]

Frosted timber single glazed window to the rear, central heating radiator. Pedestal wash basin with mixer tap, low flush W.C., panelled bath with shower head attachment and mixer tap.

### SHOWER ROOM

6'1" x 6'2" [1.86m x 1.90m]

Frosted timber single glazed window to the side, chrome ladder style central heating radiator. Pedestal wash basin with mixer tap, low flush W.C., shower cubicle with shower head attachment and mixer tap. Fully tiled.



### SECOND FLOOR LANDING

Velux window to the rear, doors to bedrooms three and four.

### BEDROOM THREE

8'0" x 17'0" [2.44m x 5.19m]

Two Velux windows to the front, central heating radiator, access to eaves



### BEDROOM FOUR

8'9" x 11'5" [2.68m x 3.49m]

Velux window to the front, central heating radiator.



### OUTSIDE

To the front of the property there is a block paved driveway for up to three cars, a paved pathway leading up to the entrance door with bushes and shrubs bordering.

### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.

### EPC RATING

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

### VIEWINGS

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