



2 Bed House - Mid Terrace
located in Normanton

16 Cemetery Road
Normanton
WF6 2EW



£97,950

CONTACT

86 Millgate
Ackworth
WF7 7QD

EMAIL

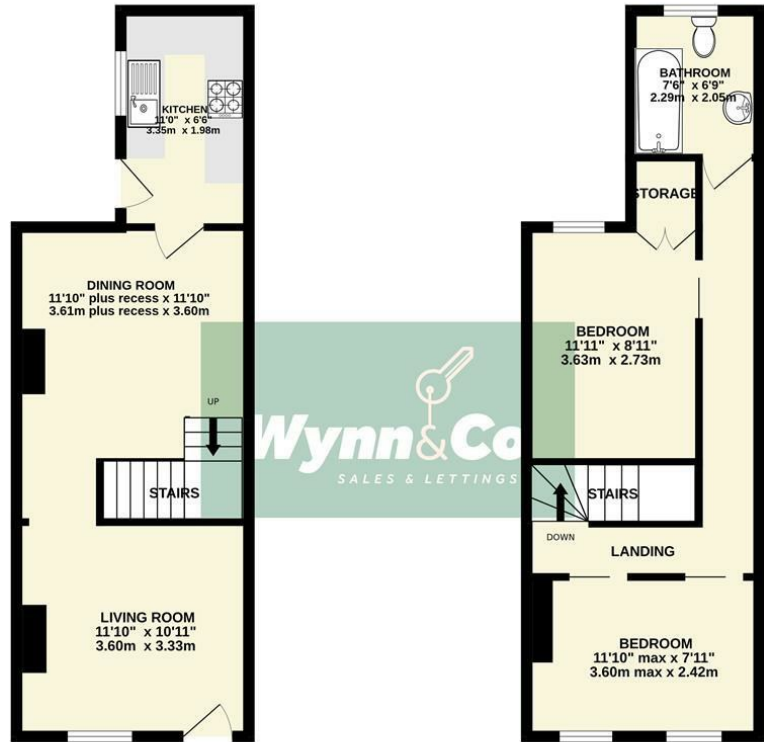
sales@wynnandco.co.uk

TELEPHONE

07901005018

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TWO BEDROOM MID TERRACE HOUSE

TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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SUMMARY

Wynn & Co Sales are delighted to offer for sale this two bedroom mid terrace property conveniently located close to amenities such as shops, schools, supermarkets and commuter links, with Normanton having its own railway station and good access to the M62 motorway network.

Offered for sale with NO UPWARD CHAIN ATTACHED and in need of some cosmetic works the accommodation briefly comprises:- front entrance door leading into the living room with wood laminate flooring which flows through a feature understairs archway to a separate dining room, with UPVC double glazed window to the rear aspect and an internal door to the kitchen, with fitted units and integrated oven/hob. Stairs and landing then lead off the dining room to a long L-shaped landing area with two double bedrooms off, and a bathroom furnished with a white suite. The front bedroom has two windows and two internal doors, so has the potential to split into two small bedrooms to create a three bedroom home. Externally there is a front buffer garden and a rear enclosed garden, part block paved with further hardstanding for shed.

A great first time buyer home to work on, or investment opportunity!

MISC

Please note the owner of this property is related to an employee of Wynn & Co Sales and Lettings, therefore we must disclose that we have a personal interest in this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	