



4 Bed  
House  
located in Altofts



46 George Street  
Altofts  
Normanton  
WF6 2LS



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Guide price £220,000

\*\*\* GUIDE PRICE £220,000 - £230,000 \*\*\* Wynn & Co Sales and Lettings are delighted to offer for sale this impressive and spacious four bedroom family home offering good sized rooms throughout and fantastic outdoor living space.

Located in a popular area close to schools, local shops, and commuter links, this property must be viewed internally to fully appreciate the space on offer.

Internally the accommodation briefly comprises:- living room to the front aspect, separate dining room with open plan kitchen/breakfast room off. The kitchen has been extended and now enjoys an breakfast bar separating the kitchen area and the dining / family room. There is a ground floor WC and French doors open from the kitchen to a decked seating area, extending the living outside.

Stairs and landing then lead to a large double bedroom with accommodation extending over the side ginnel, second single bedroom and a bathroom furnished with a modern suite. Further staircase leads off the landing area to two large double bedrooms with 'Velux' style roof windows.

Externally the property has an enclosed rear garden with artificial grass, two decked seating / patio areas, one which is sheltered, and a 12ft x 8ft approx. sized shed with power and light.

### Living Room

12'5" x 12'0"

Composite front entrance door opens into the living room with a central heating radiator and UPVC double glazed window to the front aspect.

### Dining / Family Room

15'4" x 12'0"

Spacious second reception room which now opens up into the breakfast kitchen, so could be a dining room or further living space. Laminate wood flooring, central heating radiator and understairs storage cupboard.

### Breakfast Kitchen

12'2" x 10'8"

Fitted with a range of grey matt effect units to both high and low levels complimented with a white 'granite' effect worktop and breakfast bar, inset one and a half bowl sink unit with extendable mixer tap and down lights over. Integrated appliances include four ring ceramic hob with angled 45 degree extractor hood over, double electric oven and grill and wine rack. Space for 'American' style fridge freezer, plumbing for washer and useful storage cupboard housing combi boiler. Spotlights, 'Velux' style roof window and French doors which open onto a decked seating area extending the living space outdoors.

### Cloaks / WC

Housing a low level WC and corner wash hand basin in white with part tiling to walls.

### Stairs and Landing

Staircase leads off the dining / family room to an extended landing area which flows around to a further staircase with feature wood panelling.

### Bedroom One

12'5" x 12'0" plus recess

Large double bedroom with wardrobe recess which extends above the side ginnel. Central heating radiator and UPVC double glazed window to the front aspect.

### Bedroom Four

8'8" x 8'3" max

Fourth bedroom with a central heating radiator and UPVC double glazed window to the rear aspect.

### Bathroom

9'4" x 5'4"

Furnished with a modern white and grey suite comprising a modern panelled rectangular bath with shower screen and mains shower, having a rainwater shower head and secondary hand held shower head. Low level WC and wash hand basin set to a vanity unit with matching wall mounted cupboard. Heated towel rail and UPVC clad ceiling with spotlights. UPVC double glazed window to the rear aspect with frosted glass.

### Stairs and Landing

Further staircase leads off the first floor landing area to a second floor landing with internal doors off to bedrooms two and three.



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### Bedroom Two

12'4" x 11'11" plus recess

Large double bedroom with wardrobes recess above side ginnel, 'Velux' style roof window and central heating radiator.

### Bedroom Three

13'11" x 12'5"

Another large double bedroom which extended above the side ginnel with a central heating radiator and 'Velux' style roof window to the rear aspect.

### Exterior

Private enclosed rear garden with artificial grass and two decked seating / patio areas, one which is sheltered and one which has a built in seat. There is a also a large shed to the rear of the garden measuring approx. 12ft x 8ft with power and light.



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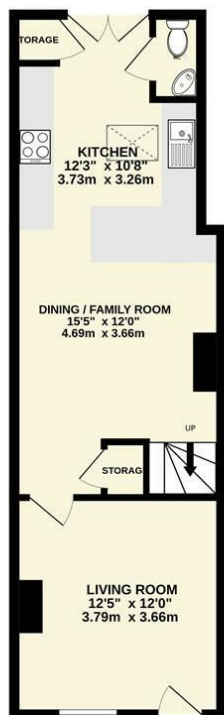


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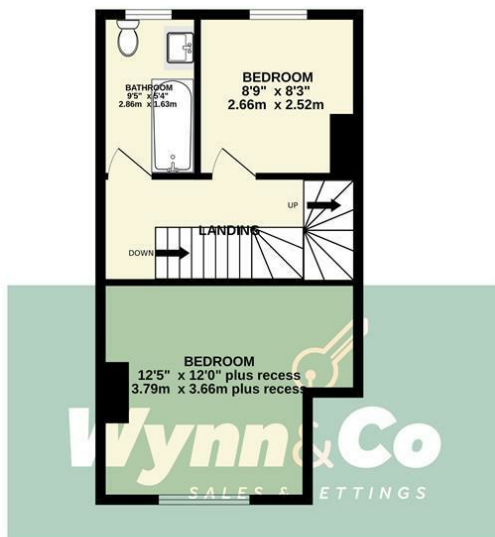




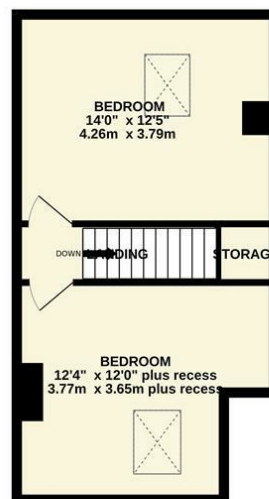
GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



#### FOUR BEDROOM FAMILY HOME

TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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 as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>60</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		<b>60</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

#### DIRECTIONS

#### CONTACT

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