



2 Bed  
House - Mid Terrace  
located in Normanton



111 King Street  
Normanton  
Normanton  
WF6 1EP



Asking price £127,000

\*\*\* COMMUTER LINKS AND TOWN CENTRE AMENITIES CLOSE BY \*\*\* Wynn & Co Sales and Lettings are delighted to offer for sale this spacious two bedroom mid terrace house conveniently situated for town centre amenities and commuter links.

Offered for sale with no upward chain attached the accommodation briefly comprises:- entrance hall, living room located to the front aspect, second reception room which was traditionally a dining room, but large enough for further living with a kitchen off to the rear. Understairs leads to a basement and further storage, ideal for conversion to living space. Stairs and landing then lead off the entrance hall to a shower room and two further bedrooms, one with fitted wardrobes and storage.

Externally the property has a front buffer garden and a rear enclosed garden with brick built outhouse storage.

### Entrance Hall

UPVC double glazed front door opens into a long hallway with a central heating radiator, staircase off to first floor and inner doors to both the living room and dining room.

### Living Room

12'4" x 9'9"

Ornate coving as feature, ceiling rose, electric living flame effect fire set to hearth and central heating radiator under UPVC double glazed window to the front aspect.

### Dining Room

13'0" x 12'10"

Second reception room which was traditionally the dining room, however large enough to double up as further living space. Living flame effect gas fire set to hearth, UPVC double glazed window to the rear aspect, inner door to kitchen and understairs storage leading to basement.

### Basement

12'7" x 6'0"

Useful basement room currently housing the central heating boiler and ideal for storage or conversion to another room, already having power and light.

### Kitchen

9'3" x 6'9"

Fitted with a range of units to both high and low levels complemented with a roll edge laminate worktop, tiling to walls and inset stainless steel sink unit with mixer tap. Electric cooker point with extractor hood over, plumbing for washer, two UPVC double glazed windows and UPVC double glazed rear external door.

### Stairs and Landing

Staircase leads off the entrance hall to a landing area with doors off to all first floor rooms.

### Bedroom One

13'0" x 12'5"

Double bedroom with numerous fitted wardrobes, drawers and further storage behind. Central heating radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

13'0" x 6'2" plus recess

Good sized second bedroom with central heating radiator under UPVC double glazed window to the rear aspect.

### Shower Room

8'8" x 6'3"

Adapted shower room with open shower area, electric shower and seat. Low level WC and wash hand basin set to vanity unit. Non slip floor, tiling to walls and UPVC clad ceiling. Storage / airing cupboard, extractor fan and UPVC double glazed rear window with frosted glass.

### Exterior

Walled front buffer garden and rear enclosed flagged garden with useful brick built outhouse storage.







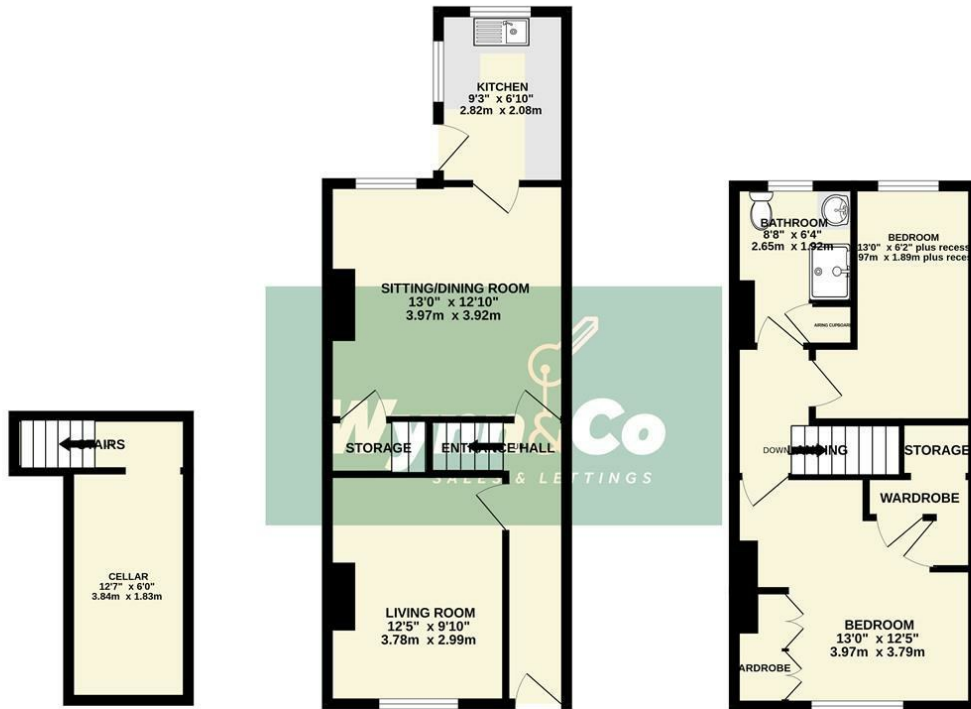


**111 King Street, Normanton, Normanton, WF6 1EP**

BASEMENT  
109 sq.ft. (10.1 sq.m.) approx.

GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

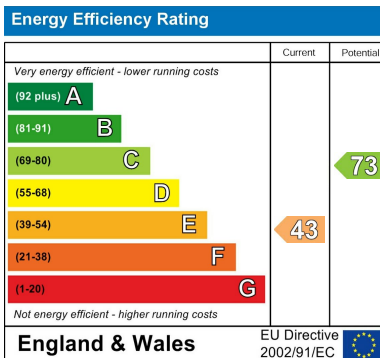
1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



TWO BEDROOM MID TERRACE HOUSE

TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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## DIRECTIONS

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**Wynn & Co**  
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