



**Church Lane, Normanton WF6 1AY**



**welcome to**

## **Church Lane, Normanton**

Are you looking for a TRADITIONAL Victorian home which is in need of updating? If so, we've found the property for you! SIMPLY OOZING POTENTIAL, this DECEPTIVELY SPACIOUS mid terrace offers an EXCITING OPPORTUNITY, call us to VIEW! \*\*\* GUIDE PRICE £250,000 - £260,000! \*\*\*



## Ground Floor

### Entrance Hall

Having the entrance door to the front aspect, a gas central heating radiator and stairs to the first floor landing.

### Lounge

12' 2" max x 13' 2" max ( 3.71m max x 4.01m max )

Having a bay window to the front aspect, and a feature fire place with gas fire. Double doors leading through to the dining room.

### Dining Room

12' 8" max x 14' 5" max ( 3.86m max x 4.39m max )

With a double glazed window to the rear aspect, a fire place with an electric fire, plus a gas central heating radiator.

### Kitchen

14' 5" max x 8' 1" max ( 4.39m max x 2.46m max )

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric cooker point, part tiling, a double glazed window to the rear and a door to the side.

### First Floor Landing

With doors to the three bedrooms, house bathroom and shower room, plus stairs continuing up to the loft room.

### Bedroom One

10' 2" max x 16' 1" max ( 3.10m max x 4.90m max )

With two single glazed windows to the front, a built in storage cupboard and gas central heating radiator.

### Bedroom Two

9' 6" max x 9' 11" max ( 2.90m max x 3.02m max )

Double glazed window to the rear and a gas central heating radiator.

### Bedroom Three

8' 2" max x 7' 11" max ( 2.49m max x 2.41m max )

Double glazed window to the rear and a gas central heating radiator.

### Shower Room

Equipped with a shower cubicle, wash hand basin and the w.c. Double glazed window to the side aspect.

### House Bathroom

Consisting of a three piece bathroom suite which includes a bath with mixer tap and shower attachment, a wash hand basin and the low level flush w.c.

### Loft Room

14' 11" max x 16' 2" max ( 4.55m max x 4.93m max )

Having storage to the eaves and a window to the rear aspect.

### Basement

With useful storage areas and a door leading out to the rear.

### Utility Room

14' 1" max x 8' 3" max ( 4.29m max x 2.51m max )

Fitted with a stainless steel sink and drainer, plumbing for a washing machine, gas central heating boiler, under stair storage and a window to the rear.

### W.C

An additional toilet facility having a low level flush w.c

### Exterior

Having a buffer garden to the front with low wall boundary and single hand gate access.

To the rear is an enclosed garden space with a raised patio are from the ground floor plus a lawn, low wall and fenced boundaries and double gated access which allows for off street parking.



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## Church Lane, Normanton

- Guide Price £250,000 - £260,000
- Traditional Victorian Terrace
- Set Over Four Floors
- In Need Of Some Modernisation
- Deceptively Spacious Living Accommodation

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£250,000 - £260,000**



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Property Ref:  
CAF112346 - 0009

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william h brown



**01977 512628**



[castleford@williamhbrown.co.uk](mailto:castleford@williamhbrown.co.uk)



10 Bank Street, CASTLEFORD, West Yorkshire,  
WF10 1HZ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**

Please note the marker reflects the  
postcode not the actual property