

Church Lane, Normanton WF6 1AY



welcome to

Church Lane, Normanton

*** GUIDE PRICE £250,000 - £260,000! *** 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 SPACIOUS mid terrace offers an EXCITING OPPORTUNITY, call us to VIEW! 01977 512628













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" $\max (4.39 \text{m max x } 2.46 \text{m max})$ 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 ($2.90 m \ max \ x \ 3.02 m \ max$) 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 toiler 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
- Opportunity to Make your Own
- Deceptively Spacious Living Accommodation

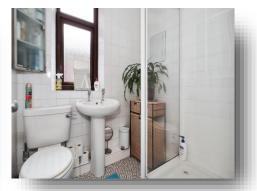
Tenure: Freehold EPC Rating: D

Council Tax Band: B

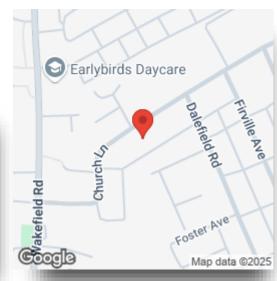
guide price

£250,000 - £260,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CAF112346 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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