

Oak Mews, NORMANTON WF6 2FT

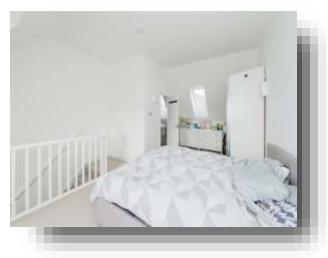


welcome to

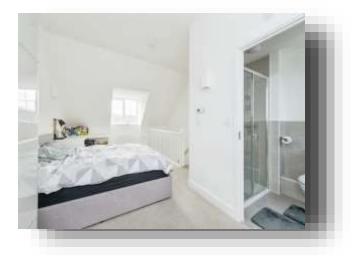
Oak Mews, NORMANTON

MOVING ON UP? At a Guide Price of £240,000 - £250,000, this modern well presented home could be PERFECT FOR YOU! With accommodation set over three floors, this FAMILY HOME is set within a POPULAR DEVELOPMENT and includes a SUPERB rear garden and OFF STREET PARKING!













Entrance Hall

Having the entrance door to the front aspect, a built in cupboard housing the utility meters, and stairs to the first floor landing.

Dining Kitchen

10' 5" max x 17' 8" max (3.17m max x 5.38m max) Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl stainless steel sink and drainer, an electric oven with a gas hob and a cooker hood over. Also includes an integrated fridge freezer and an integrated washing machine, plus a built in dishwasher. Built in under stair storage cupboard, a gas central heating boiler, gas central heating radiator and a double glazed window to the front aspect.

W.C

Fitted with a wash hand basin, a low level flush w.c and a gas central heating radiator.

Lounge

11' 4" max x 13' 10" max (3.45m max x 4.22m max) With double glazed French doors to the rear aspect and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a gas central heating radiator, a double glazed window to the front and a double glazed window to the side aspect.

Bedroom One

13' 7" max x 22' 7" max (4.14m max x 6.88m max) With a double glazed window to the front and a double glazed window to the rear, two gas central heating radiators and a door to the en-suite facilities.

En-Suite

Equipped with a shower, wash hand basin and a low level flush w.c. Heated towel rail and a double glazed window to the rear.

Bedroom Two

11' 3" max x 13' 9" max (3.43m max x 4.19m max) Double glazed window to the rear, a gas central heating radiator and built in storage.

Bedroom Three

10' 6" max x 7' 8" max (3.20m max x 2.34m max) Double glazed window to the front aspect and a gas central heating radiator.

House Bathroom

Fitted with a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. Also includes a heated towel rail and ceiling spotlights.

Exterior

Externally the property has off street parking to the front, while to the rear is a low maintenance rear garden laid to Indian stone and includes power points, out door tap, and a garden shed set within fenced boundaries.





welcome to

Oak Mews, NORMANTON

- Guide Price £240,000 £250,000
- Modern Semi Detached Home
- Set Over Three Floors
- Well Presented Throughout
- En-Suite Facilities

Tenure: Freehold EPC Rating: B

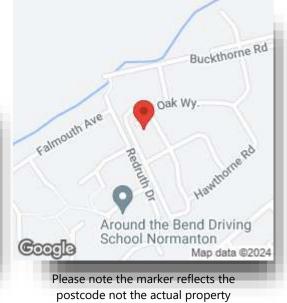
guide price

£240,000 - £250,000



view this property online williamhbrown.co.uk/Property/CAF112733





The Property Ombudsman

Property Ref: CAF112733 - 0002 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01977 512628



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



williamhbrown.co.uk