



School Court, NORMANTON WF6 1QF

welcome to

School Court, NORMANTON

DO YOU NEED single level living accommodation? Are you looking to INVEST? Then come take a look at this superb GROUND FLOOR APARTMENT!
For sale with NO CHAIN, and with or without a tenant in situ, this fantastic property has TWO BEDROOMS and includes communal gardens and an ALLOCATED PARKING SPACE!



Lounge

15' 10" max x 10' 2" max (4.83m max x 3.10m max)

Having the entrance door to the front aspect and a double glazed window also to the front, a built in storage cupboard and a gas central heating radiator.

Kitchen

5' 8" max x 9' 2" max (1.73m max x 2.79m 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 oven with a gas hob and a cooker hood over. Also has space for a fridge freezer and plumbing for a washing machine, ceiling spotlights, and the combination boiler.

Bedroom One

10' 8" max x 10' 9" max (3.25m max x 3.28m max)

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

Bedroom Two

10' 3" max x 7' 8" max (3.12m max x 2.34m max)

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

Bathroom

Consisting of a 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 an extractor, spotlights to the ceiling and a gas central heating radiator.

Exterior

Externally the property has communal gardens and one parking space.



view this property online williamhbrown.co.uk/Property/CAF113000



welcome to

School Court, NORMANTON

- Guide Price £100,000 - £110,000
- Two Bedroom Ground Floor Apartment
- No Chain
- With / Without Tenant In Situ
- Ideal First Home

Tenure: Leasehold EPC Rating: C

£100,000 - £110,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any built floor area), coverings and construction are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must rely upon its own inspections. Powered by www.floorplans.com



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/CAF113000](https://www.williambrown.co.uk/Property/CAF113000)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CAF113000 - 0005

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



castleford@williambrown.co.uk



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



[williambrown.co.uk](https://www.williambrown.co.uk)