

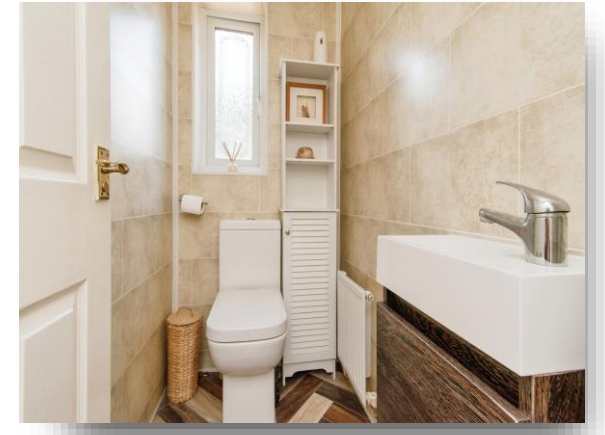


Beverley Close, Normanton WF6 1BU

welcome to

Beverley Close, Normanton

MOVING ON UP? At a Guide Price of £290,000 - £300,000 we may have found the PERFECT PROPERTY for you! Ideal for the FAMILY BUYER this DETACHED home offers THREE BEDROOMS plus THREE reception rooms as well as PLENTY of OFF STREET PARKING! Don't miss this, call us to view!



Entrance Hall

Having the entrance door to the front aspect and stairs to the first floor landing.

Lounge

11' 2" max x 14' 3" max (3.40m max x 4.34m max)
Having a double glazed bay window to the front aspect, two gas central heating radiators and an opening to the dining room.

Dining Room

8' 8" max x 9' 2" max (2.64m max x 2.79m max)
Having double glazed French doors leading out to the rear garden and a has central heating radiator.

Second Reception Room

7' 7" max x 15' 9" max (2.31m max x 4.80m max)
Having a double glazed window to the front aspect and two gas central heating radiators.

Kitchen

14' 2" max x 8' 10" max (4.32m max x 2.69m max)
Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl sink and drainer, an electric double oven, and a gas hob with a cooker hood over. Also includes an under counter fridge, plumbing for a washing machine and space for a dishwasher, A cupboard housing the gas central heating boiler, a useful under stair storage cupboard a door to the side and a double glazed window to the rear aspect.

Ground Floor W.C

Equipped with a wash hand basin, the low level flush w.c, a gas central heating radiator and a double glazed window to the rear.

First Floor Landing

With stairs rising from the ground floor and having an access hatch to the loft space.

Bedroom One

14' 4" max x 11' 5" max (4.37m max x 3.48m max)
With a double glazed window to the front aspect, built in storage and a gas central heating radiator.

En-Suite

Fitted with a shower cubicle, a wash hand basin set within a vanity unit, a low level flush w.c, a gas central heating radiator and a double glazed window to the front.

Bedroom Two

16' 5" max x 20' 8" max (5.00m max x 6.30m max)
Double glazed window to the front, a double glazed window to the rear, and two gas central heating radiators.

Bedroom Three

6' 8" max x 9' 10" max (2.03m max x 3.00m max)
Double glazed window to the rear and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a corner bath, a wash hand basin set within a vanity storage unit and a low level flush w.c. Also has tiling to all visible areas and a double glazed window to the rear.

Exterior

Externally the property has a double driveway to the front allowing for off street parking while to the rear is an enclosed garden space with a printed concrete seating area, an artificial lawn, two garden sheds, outdoor power points and an open summer house with both power and lighting.

Please Note

The first floor of the floor plan is now incorrect as the property has now been converted back to it's original footprint of a three bedroom detached home.



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welcome to

Beverley Close, Normanton

- Guide Price £290,000 - £300,000
- Detached Family Home
- Three Bedrooms
- Ground Floor W.C & An En-Suite
- Three Reception Rooms

Tenure: Freehold EPC Rating: D

guide price

£290,000 - £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF113060 - 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.

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