



**Holly Tree Mews, Normanton WF6 1FR**

**welcome to**

**Holly Tree Mews, Normanton**

READY to FLY THE NEST? At a Guide Price of £170,000 - £180,000 this is an INCREDIBLE opportunity to finally purchase your own home! BEAUTIFULLY PRESENTED throughout, this impeccable end town house includes TWO DOUBLE BEDROOMS, OFF STREET PARKING and a REAR GARDEN!



## Lounge

13' 5" max x 13' 2" max ( 4.09m max x 4.01m max )

Having the entrance door to the front aspect, a double glazed window also to the front, a feature fire place with an electric fire, surround and a hearth, two gas central heating radiators and stairs to the first floor landing.

## Dining Kitchen

13' 2" max x 13' 7" max ( 4.01m max x 4.14m 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 sink and drainer, an electric oven with a gas hob, matching splash back and a cooker hood over. Also includes plumbing for a washing machine, a cupboard housing the combination boiler, and a useful under stair storage cupboard which has power and lighting. Double glazed window to the rear and double glazed French doors leading out to the rear garden.

## W.C

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

## First Floor Landing

With stairs rising from the ground floor and having a gas central heating radiator and an access hatch to the loft.

## Bedroom One

13' 2" max x 11' 7" max ( 4.01m max x 3.53m max )

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

## Bedroom Two

13' 2" max x 9' 2" max ( 4.01m max x 2.79m max )

Having two double glazed window to the rear and a gas central heating radiator.

## House Bathroom

Featuring 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 a heated towel rail, ceiling spotlights and a double glazed window to the side.

## Exterior

Externally the property has a block paved drive to the front aspect and a lawn area, while to the rear is a well maintained, enclosed garden space with a patio seating area and a lawn.

## Please Note

The property is subject to a maintenance fee of £39.60 per month.



**view this property online** [williamhbrown.co.uk/Property/CAF113153](http://williamhbrown.co.uk/Property/CAF113153)





welcome to

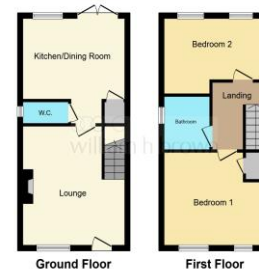
## Holly Tree Mews, Normanton

- Guide Price £170,000 - £180,000
- Modern End Town House
- Two Double Bedrooms
- Beautifully Presented Throughout
- Ground Floor W.C

Tenure: Freehold EPC Rating: B

guide price

**£170,000 - £180,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation 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 error, omission or misstatement. A party must rely upon its own inspections. Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CAF113153](http://williamhbrown.co.uk/Property/CAF113153)



Property Ref:  
CAF113153 - 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**



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



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



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