



**Waterford Place, Normanton WF6 1RJ**

**welcome to**

**Waterford Place, Normanton**

Thinking of making a move? At a Guide Price of £250,000 - £260,000 this FOUR BEDROOM home could be RIGHT UP YOUR STREET! Set over three floors, this well presented end town house offers fantastic living accommodation throughout which includes THREE BATHROOMS, a UTILITY ROOM plus a GARAGE & Garden!





## Ground Floor

### Entrance Hall

Having the entrance door to the front aspect, a gas central heating radiator, useful under stair storage cupboard, a door to the garage and stairs to the first floor landing.

### Utility Room

Equipped with wall units, a work surfaces, plumbing for a washing machine and a gas central heating radiator.

### Shower Room

Fitted with a shower cubicle, a wash hand basin and a low level flush w.c, plus a heated towel rail.

### Bedroom Two

9' 7" max x 11' 3" max ( 2.92m max x 3.43m max )  
With double glazed French doors leading out to the rear garden, and a gas central heating radiator.

## First Floor

### Open Plan Living Kitchen

15' 3" max x 26' 6" max ( 4.65m max x 8.08m max )  
Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes an electric oven with integrated microwave, an induction hob and a cooker hood unit over. Also includes a one and a half bowl sink and drainer, a breakfast bar seating area, two double glazed windows to the rear and a gas central heating radiator.

The lounge area includes a double glazed window to the front aspect and a gas central heating radiator.

## Second Floor

### Bedroom One

13' 7" max x 15' 5" max ( 4.14m max x 4.70m max )  
Featuring a double glazed window to the front aspect, a built in storage cupboard housing the hot water tank, and a door to the en-suite.

### En-Suite

Consisting of a shower cubicle, a wash hand basin set within a vanity storage unit, and a low level flush w.c. Also has a heated towel rail and a double glazed window to the front.

### Bedroom Three

11' 5" max x 8' 6" max ( 3.48m max x 2.59m max )  
Double glazed window to the rear and a gas central heating radiator.

### Bedroom Four

6' 5" max x 7' 4" max ( 1.96m max x 2.24m max )  
Double glazed window to the rear and a gas central heating radiator.

### House Bathroom

Fitted with a three piece bathroom suite which includes a white panel bath, a wash hand basin and the low level flush w.c. Also has a heated towel rail and part tiled walls.

### Exterior

Externally the property has a buffer garden to the front aspect, with a driveway and access to the side.

To the rear is an enclosed garden space with a patio seating area, an artificial lawn and both wall and fenced boundaries.



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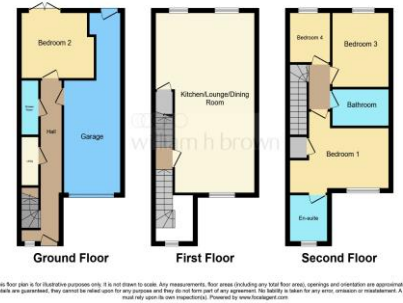
## Waterford Place, Normanton

- Guide Price £250,000 - £260,000
- Modern End Town House
- Accommodation Over Three Floors
- Four Bedrooms
- En-Suite, Shower Room & Family Bathroom

Tenure: Freehold EPC Rating: C

guide price

**£250,000 - £260,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF113159 - 0002

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