



**Wakefield Road, Normanton WF6 1BP**



**welcome to**

**Wakefield Road, Normanton**

If you're searching for a SPACIOUS HOME with lots of ORIGINAL FEATURES, this incredible semi detached is THE ONE FOR YOU! At a Guide Price of £350,000 - £360,000 this superb home is set on a GENEROUS PLOT and includes a DRIVEWAY and GARAGE! Don't miss this, call us to view!



### Entrance Porch

Having the entrance door to the front aspect, and a door to the hallway.

### Entrance Hall

Having the door to the front, stairs to the first floor accommodation and a gas central heating radiator.

### Lounge

14' 6" max x 14' 4" max ( 4.42m max x 4.37m max )

With a feature bay window to the front aspect and double glazed French doors leading out to the garden. A feature fire place with a gas fire, surround and hearth plus four gas central heating radiators.

### Dining Room

12' 10" max x 18' 7" max ( 3.91m max x 5.66m max )

Featuring a bay window to the side aspect, original floor boards, built in storage and two gas central heating radiators.

### Kitchen

11' 4" max x 21' 5" max ( 3.45m max x 6.53m 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, a double electric oven, an electric hob and a cooker hood unit over. Also features an inglenook seating area, a wine fridge, integrated microwave and the fridge freezer. Double glazed window to the side, and under floor heating.

### Side Entrance Porch

Having an entrance door to the side, ceiling spotlights, a gas central heating radiator and a door to the garage.

### Shower Room

Equipped with a walk in shower, a wash hand basin, low level flush w.c and a heated towel rail.

### First Floor Landing

With stairs rising from the ground floor and having a stained glass window to the side.

### Bedroom One

14' 4" max x 18' max ( 4.37m max x 5.49m max )

Having double glazed windows to the side and rear and two gas central heating radiators.

### Bedroom Two

13' max x 18' 2" max ( 3.96m max x 5.54m max )

With a double glazed window to the side and two gas central heating radiators.

### Bedroom Three

8' 6" max x 10' 4" max ( 2.59m max x 3.15m max )

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

### Shower Room

A modern fitted shower room which includes a walk in shower, a floating vanity unit with an inset wash hand basin, plus a low level flush w.c. Also includes a heated towel rail, an access hatch to the loft space and a double glazed window with a fitted shutter.

### Exterior

Set on a good size plot, this incredible home has a block paved driveway with walled boundaries, double gated access and a single gate.

To the side is an extensive lawned garden which also includes a patio seating area, summer house and some mature plants and shrubbery.

### Garage

15' 11" max x 8' 8" max ( 4.85m max x 2.64m max )

Having an electric roller shutter door, power, lighting and a window to the side.



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## Wakefield Road, Normanton

- Guide Price £350,000 - £360,000
- Superb Semi Detached Home
- Three Double Bedrooms
- Plenty Of Original Features
- Set On A Generous Corner Plot

Tenure: Freehold EPC Rating: D

guide price

**£350,000 - £360,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF113240 - 0004

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