



Benson Lane, Normanton WF6 2HS

welcome to

Benson Lane, Normanton

This well-presented THREE bedroom SEMI DETACHED home is for sale CHAIN FREE! With DRIVEWAY, spacious lounge, MODERN KITCHEN/ DINER with French doors to ENCLOSED REAR GARDEN with lawn and decking. Includes a powered DETACHED GARAGE and EV CHARGING. MOVE IN READY and perfect for the FAMILY BUYER!!



Front Garden

Lounge

14' 10" x 15' 8" max (4.52m x 4.78m max)

Kitchen/ diner

9' 1" x 16' (2.77m x 4.88m)

Landing

Bedroom One

11' 6" x 9' 2" (3.51m x 2.79m)

Bedroom Two

9' 2" x 9' 2" (2.79m x 2.79m)

Bedroom Three

6' 8" x 6' 5" (2.03m x 1.96m)

Bathroom

Rear Gaden

Garage

8' 10" x 18' 9" (2.69m x 5.71m)



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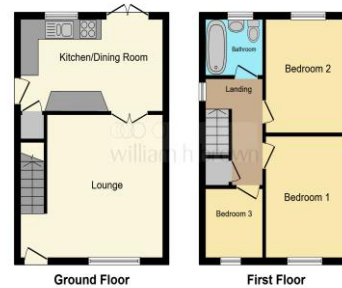
welcome to

Benson Lane, Normanton

- THREE Bedroom, SEMI DETACHED Home
- CHAIN FREE
- Move In Ready Condition
- DRIVEWAY and DETACHED GARAGE
- Enclosed REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£220,000



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 liability is accepted for any errors or omissions. The floor plan is not to be used for any other purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF114030 - 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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