





# welcome to

# **King Street, NORMANTON**

Guide price £180,000-£185,000. A deceiving THREE DOUBLE bedroom mid character property which is presented throughout, situated in a highly convenient location not to be missed. Viewings highly recommended to fully appreciate the size of the property!















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 inspection(s). Powered by www.focalagent.com

#### **Porch**

### **Living Room**

13' 7" max x 16' 3" max ( 4.14m max x 4.95m max )

### **Second Living Room**

14' 8" max x 13' 5" max ( 4.47m max x 4.09m max )

#### Kitchen

13' 4" max x 7' 8" max ( 4.06m max x 2.34m max )

### **Bathroom**

### **First Floor Landing**

### **Bedroom 1**

13' 1" max x 13' 1" max ( 3.99m max x 3.99m max )

### **Bedroom 2**

10' 5" max x 14' max ( 3.17m max x 4.27m max )

### **Bedroom 3**

7' 6" max x 11' 4" max ( 2.29m max x 3.45m max )

#### **Exterior**

### welcome to

## **King Street, NORMANTON**

- Guide price £180,000-£185,000
- THREE DOUBLE bedroom mid character terrace
- TWO LARGE reception rooms
- **Enclosed** garden
- Convenient location

Tenure: Freehold EPC Rating: C

guide price

£180,000







Coogle Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125018



Property Ref: WAK125018 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) and boundaries of the property and other important matters before exchange of contracts.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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





01924 381381



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED



williamhbrown.co.uk

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.