

Springfield Court, Normanton WF6 1BX



welcome to

Springfield Court, Normanton

Guide Price £325,000. A Stylishly presented Four-bedroom detached family home. Recently upgraded Windows and beautifully Landscaped gardens to the rear. VIEWING RECOMMEDED.













Entrance Hallway

10' max x 6' 2" max (3.05m max x 1.88m max)

Kitchen

14' 5" max x 8' 1" max (4.39m max x 2.46m max)

Dining Room 9' 3" max x 8' 3" max (2.82m max x 2.51m max)

Living Room

14' 6" max x 9' 4" max (4.42m max x 2.84m max)

Bedroom One

11' 4" max x 10' 7" max (3.45m max x 3.23m max)

Bedroom Two

11' 11" max x 6' 2" max (3.63m max x 1.88m max)

Bedroom Three

9' 2" max x 8' 7" max (2.79m max x 2.62m max)

Bedroom Four/ Walk In Wardrobe

6' 11" max x 8' 2" max (2.11m max x 2.49m max)

Bathroom

Garage

16' 7" max x 7' 11" max (5.05m max x 2.41m max)

welcome to

Springfield Court, Normanton

- Four-bedroom detached family home
- Modern UPVC WINDOWS AND DOORS
- Integral Garage
- Landscaped Gardens
- Downstairs WC

Tenure: Freehold EPC Rating: D Council Tax Band: D

offers in the region of

£325,000



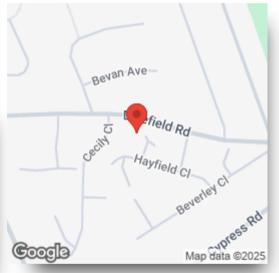


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Property Ref: WAK126359 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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Please note the marker reflects the postcode not the actual property

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