

# MoveNow Properties



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**FOR SALE**

**Benson Lane, Normanton,**

**WF6 2HS**

**3 Bedroom, Semi-Detached**

**£240,000**



Movenowproperties proudly present this modern and spacious three-bedroom semi-detached property for sale! Set across three floors, this home offers a perfect blend of contemporary design and practicality

- Contemporary Comfort: A modern, spacious three-bedroom home with two bathrooms, thoughtfully designed across three floors for optimal space utilization.
- Semi-Detached Elegance: This property boasts the convenience of a semi-detached layout, offering privacy and a sense of individuality.
  - Convenient Parking: A dedicated drive provides off-road parking, ensuring convenience and security for vehicles.
  - Outdoor Tranquillity: Enjoy charming gardens at both the front and rear, perfect for relaxation and outdoor activities.
    - Viewing is highly recommended to truly appreciate the allure and unique features this property has to offer.

### Entrance hall

Providing both security and style, the composite door adds a touch of sophistication to the property. Having carpet flooring, useful storage cupboard and stairs leading to first floor.

### Kitchen/dining room

**Measurements: 10' 6" x 17' 1" (3.20m x 5.21m)**

Equipped with an integrated electric oven, a five-ring gas hob with a sleek cooker hood above, and a convenient 1.5 sink with a drainer. The integrated fridge freezer, dishwasher, and washing machine cater to modern convenience, adding a touch of efficiency to your daily routines.



### Living room

**Measurements: 13' 11" x 12' 0" (4.23m x 3.67m)**

The carpeted flooring enhances the warmth and comfort of the living area, inviting you to relax and unwind in style. The highlight of this living space is the patio doors adorned with side glass panels, effortlessly merging indoor and outdoor living. These doors open graciously to reveal a stunning view of the rear garden, inviting natural light to fill the space.



### Downstairs WC

**Measurements: 3' 1" x 6' 1" (0.94m x 1.85m)**

The tiled flooring adds an air of refinement, The low flush WC and pedestal wash basin offer practicality without compromising on style, catering to modern convenience.



### Stairs and Landing

The carpeted flooring creates a serene atmosphere. The double-glazed window not only brings in ample natural light but also offers a charming view.

### Bedroom 2

**Measurements: 14' 0" x 11' 4" (4.26m x 3.45m)**

This double bedroom combines comfort, practicality, and aesthetic appeal. From the cosy carpet flooring to the convenient fitted wardrobes and double glazed window offering a rear view.



### Family bathroom

**Measurements: 7' 1" x 6' 2" (2.16m x 1.89m)**

This beautifully appointed bathroom is designed to combine functionality with modern aesthetics. From the stylish three-piece suite to the elegant tiling and efficient radiator, this space promises a rejuvenating retreat within your own home.



### Bedroom 3

**Measurements: 7' 1" x 10' 9" (2.15m x 3.27m)**

This spacious third bedroom is designed to offer comfort and tranquillity. From the plush carpet flooring to the comforting warmth of the radiator and the view through the doubleglazed front window.



### Landing and stairs to 2nd floor

This staircase leading to the master bedroom is designed to offer both practicality and elegance. With its carpeted steps, comforting radiator, and front-facing view, this pathway promises a serene and welcoming journey to your private retreat.

### Master Bedroom

**Measurements: 13' 10" x 21' 6" (4.22m x 6.55m)**

This grand master bedroom is a fusion of elegance and comfort. From the luxurious carpet flooring and comforting warmth to the picturesque views through double-glazed windows, this room offers an inviting and spacious haven.



### Ensuite

**Measurements: 4' 9" x 8' 8" (1.46m x 2.65m)**

This modern bathroom is designed to offer both luxury and functionality. From the contemporary tiling to the luxurious double shower and the convenience of the Velux window, this space promises a stylish and rejuvenating experience.



## Outside

The front garden creates an inviting atmosphere, setting a pleasant tone for your home. The side drive ensures hassle-free off-road parking, providing security and convenience. The spacious rear garden offers versatility, providing both a lush lawn and a delightful patio with pebbles, making it an ideal spot for leisure and entertainment.

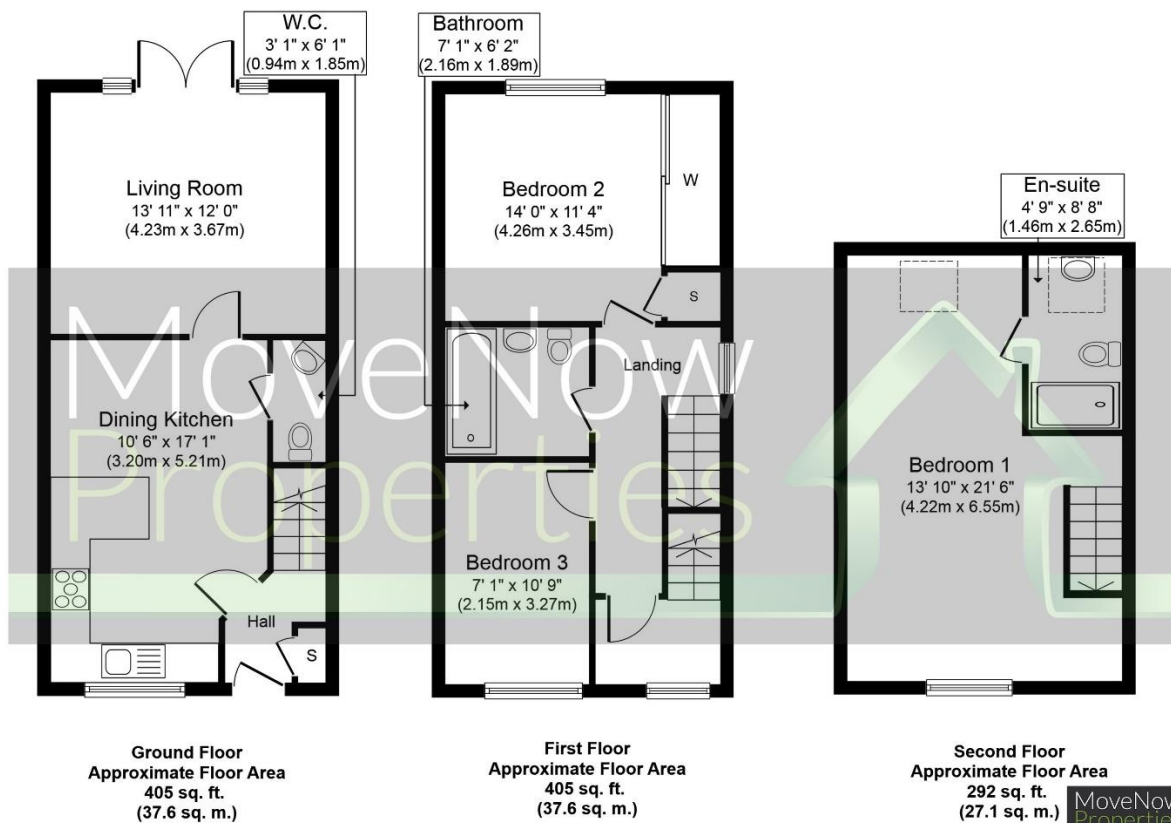


## Tenure

Freehold

## Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		94
81-91	B	84	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

## Viewings

For further information or to arrange a viewing please contact our office on 01924 249349

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