

MoveNow Properties



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FOR SALE

Gladstone Street, Normanton

WF6 2HJ

2 Bedroom, End Terrace

Guide Price £130,000 -£140,000



Guide Price £125,000- £135,000

Movenowproperties proudly present this charming 2-bedroom end terrace for sale. Boasting a brand-new kitchen, boiler, new floorings, and tasteful decor, this home offers a delightful living experience. Complete with an enclosed rear garden, it's an invitation to tranquillity and relaxation. Viewing is essential to truly be appreciated. Available with no chain.

- **End Terrace Charm:** Discover the allure of this cosy end terrace residence.
- **Two Bedrooms:** Perfect for a small family or as an investment opportunity.
- **Brand New Kitchen:** Enjoy culinary adventures in a modern and stylish kitchen space.
- **Fresh Boiler Installation:** Experience warmth and comfort with a newly installed boiler.
- **Tasteful Decor:** Walls and flooring adorned with fresh decorations, creating a welcoming atmosphere.
- **Spacious Enclosed Rear Garden:** Embrace outdoor living and leisure in a generously sized, private garden.
- **High Potential Rental Yield:** With a potential gross rental yield of 7.4%, this property offers promising investment returns.

Accommodation briefly comprises:

Entrance Hall

The entrance hall welcomes you with a UPVC door with frosted glass panels Carpet flooring, door to the living room and stairs leading to the first floor.

Living Room

Measurements 13' 3" x 10' 9" (4.03m x 3.28m)

In the living room, light grey wood-effect laminate flooring exudes modern elegance, perfectly complemented by a double-glazed window framing views of the front. A gas fire adds a cosy touch, inviting you to unwind and embrace the comforts of home.



Dining Room

Measurements 13' 11" x 11' 2" (4.24m x 3.40m)

Transitioning to the dining area, the same inviting laminate flooring sets the stage for memorable gatherings. Bathed in natural light streaming through the double-glazed window overlooking the rear, this space is adorned with a radiator and gas fire, blending functionality with style effortlessly.



Kitchen

Enter the kitchen, a culinary haven where modernity meets practicality. Sleek wall and base units in high gloss seamlessly blend with complimentary work surfaces, while the integrated double oven and electric hob stand as testaments to culinary excellence. Double-glazed windows offer views of the side and rear garden, beckoning you to indulge in the delights of outdoor living with the UPVC door opening to the side.



Cellar

Measurements 13' 3" x 10' 10" (4.03m x 3.30m)

Descend into the cellar, where subtle step-down lighting illuminates the space housing electrics, ensuring seamless functionality and accessibility throughout the home.

Stairs & Landing

Ascend the stairs to the landing, where carpet flooring paves the way to two beautifully appointed bedrooms and a bathroom.

Bedroom 1

Measurements 13' 2" x 10' 8" (4.02m x 3.26m)

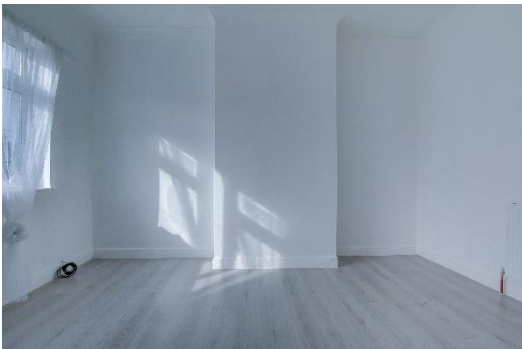
The first bedroom boasts light grey wood-effect laminate flooring and a double-glazed window overlooking the front, while useful storage space ensures effortless organization.



Bedroom 2

Measurements 8' 0" x 7' 7" (2.45m x 2.30m)

In the second bedroom, light grey wood-effect laminate flooring is complemented by a double-glazed window offering views of the rear.



Bathroom

Measurements 11' 2" x 5' 9" (3.40m x 1.76m)

Indulge in the bathroom, where a white four-piece suite awaits. From the corner bath to the modern part-tiled walls, low flush wc, pedestal wash basin and frosted double glazed window overlooking the rear.



Outside

To the front, on-street parking and a low-maintenance patio with a gated entrance welcome you home, while the enclosed rear garden offers a private retreat, complete with fenced boundaries, patio, and shed.



Mobile Coverage

O2

Vodafone

Satellite / Fibre TV Availability

BT

Sky

Virgin

Parking

On Street Parking

Council Tax

Band A

Tenure

Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C		
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		

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

Floor Plan

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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