

MoveNow Properties



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FOR SALE

Buckthorne Court, Normanton,

WF6 2FJ

4 Bedroom, Detached Home

£324,995



Movenowproperties are thrilled to present this stunning 4 double bedroom detached property, now available for sale. This remarkable home boasts a modern kitchen, spacious living / dining room opening to enclosed rear garden and two bathrooms ensuring utmost comfort and functionality.

Stunning Detached Family Home
Four Generously Sized Double Bedrooms
Luxurious En Suite to Main Bedroom
Sleek Modern Kitchen & Stylish Bathroom
Bright & Airy Lounge with French Doors to the Garden
Beautifully Landscaped Front & Rear Gardens
Integral Garage & Ample Off-Street Parking
Energy Efficient – EPC Rating: B84

Entrance Hall

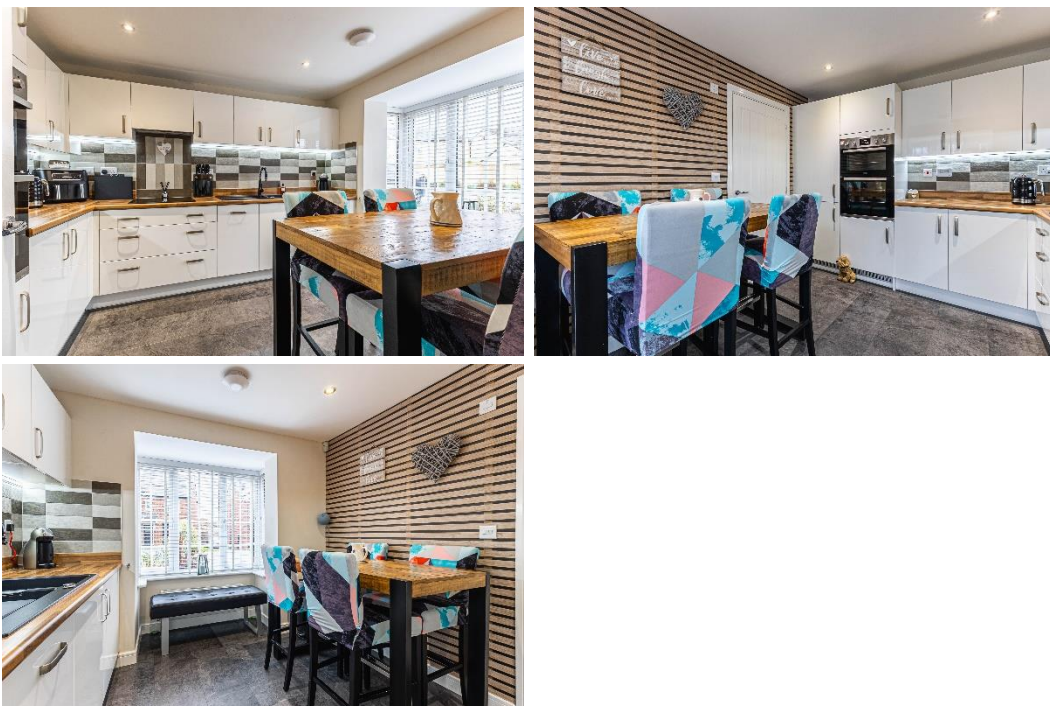
The property welcomes you with a stylish composite front entrance door leading into a bright and spacious entrance hall. Featuring a central heating radiator with a sleek cover, stone tile effect LVT flooring, and access to the kitchen, lounge/diner, downstairs W.C., and integral garage, this space sets the tone for the rest of the home.



Kitchen

Measurements: 11'1" x 9'6" (3.40m x 2.90m)

The modern kitchen is fitted with a range of contemporary gloss wall and base units, complemented by a laminate work surface and a 1.5 bowl sink with drainer. High-spec integrated appliances include a double oven and grill, a four-ring gas hob with a stainless steel splashback and cooker hood, a fridge/freezer, a slimline dishwasher, and a washing machine. Under-unit downlights, ceiling spotlights, an extractor fan, and a walk-in square bay window with UPVC double glazing enhance the space, while the stone tile effect LVT flooring and central heating radiator add warmth and practicality.



WC

Measurements: 5'6" X 3'3" (1.38m x 1.00m)

The downstairs W.C. offers a stylish two-piece suite, featuring a low flush W.C. and a pedestal wash basin with a tiled splashback. Additional highlights include a central heating radiator, ceiling spotlights, an extractor fan, and stone tile effect LVT flooring.



Living Room/Dining Room

Measurements: 24'0" max x 11'0" max (7.34m x 3.36m)

The spacious lounge/diner offers a welcoming atmosphere for relaxation and entertaining. The dining area is enhanced by elegant oak flooring, while natural light floods the space through a UPVC double glazed window and French doors leading to the rear garden. An entrance area provides access to the first-floor staircase.



Stairs & Landing

Upstairs, the first-floor landing is bright and airy, thanks to a UPVC double glazed window to the side. A central heating radiator, a storage/airing cupboard, and loft access add to the practicality of the space, with doors leading to four well-proportioned bedrooms and the house bathroom.



Bedroom 1

Measurements: 15'0" max x 11'1" max (4.58m x 3.39m)

The impressive principal bedroom boasts a UPVC double glazed window to the front, a central heating radiator, and a range of fitted wardrobes.



En-Suite

A private en suite shower room features a three-piece suite, including a shower cubicle with a sliding glass door and mixer shower, a low flush W.C., and a wash basin. The space is finished with part-tiled walls, wood effect Karndean flooring, inset spotlights, a central heating radiator, an extractor fan, and a frosted UPVC double glazed window to the side.



Bedroom 2

Measurements: 11'9" x 10'11" (3.60m x 3.25m)

The second bedroom benefits from a UPVC double glazed window overlooking the rear garden and a central heating radiator.



Bedroom 3

Measurements: 11'1" x 9'4" (3.38m x 2.68m)

Bedroom three offers a built-in double wardrobe, a UPVC double glazed window to the rear, and a central heating radiator.



Bedroom 4

Measurements: 11'2" x 10'9" (3.42m x 3.29m)

The fourth bedroom features a UPVC double glazed window to the front and a central heating radiator.



House Bathroom / WC

Measurements: 7'0" x 6'4" (2.14m x 1.94m)

The house bathroom is well-appointed with a three-piece suite, including a panelled bath with a folding glass screen and thermostatic shower over, a low flush W.C., and a wash basin. Stylish part-tiled walls, wood effect Karndean flooring, inset spotlights, a central heating radiator, and an extractor fan complete the space.



Outside

Outside, the property is complemented by a neatly maintained lawned garden to the front, alongside a tarmacadam driveway providing off-street parking for two cars, leading to the integral garage. A paved pathway to the side of the property offers gated access to the rear garden, which is primarily laid to lawn, with a paved patio, railway sleeper edging, and a timber-panelled fence surround. Additional outdoor features include lighting and a water point, ensuring both style and functionality.

Integral Garage

Measurements: 19'7" x 9'10" (5.99m x 3.01m)

The integral garage, measuring 19'7" x 9'10", features an up-and-over door to the front, along with power and lighting for convenience.



Tenure: Freehold

Annual service charge Approx £107.09 per annum

Council Tax Band D

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road, Drive & Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		93
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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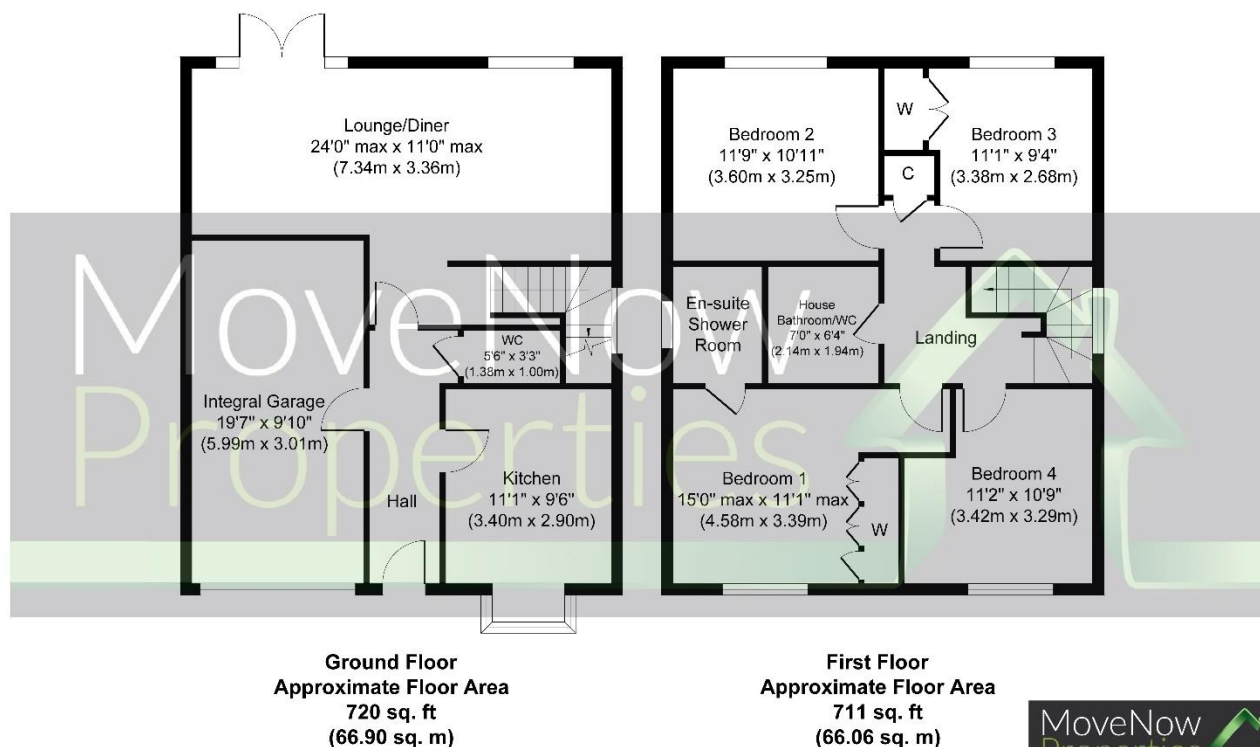
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Floor plans

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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