



£290,000

TENURE : FREEHOLD

St Andrews Place, Normanton, WF6

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Three well-proportioned bedrooms

including a primary with en-suite

Spacious living room with dual-aspect windows and feature fireplace

Stylish modern kitchen with integrated appliances and Quooker hot tap

Versatile dining room with patio doors to the rear garden

Downstairs WC and understairs storage

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MoveNow
Properties

MoveNow Properties proudly presents this stunning, well-maintained and beautifully presented home at Saint Andrews – a perfect blend of modern living and comfortable family space. Situated in a desirable location, this property boasts spacious interiors, contemporary finishes, and a thoughtfully landscaped garden, making it an ideal choice for a wide range of buyers.

Entrance Porch

Welcoming entrance porch with carpet flooring, radiator, and a double-glazed window overlooking the side. Internal door leads into the living room.

Living Room

Measurements: 16'9" x 10'9" (5.10m x 3.28m)

A spacious and bright living area featuring dual-aspect double-glazed windows to the front and side, two radiators, carpet flooring, and an gas fire with an attractive surround.

Kitchen

Measurements: 9'10" x 8'8" (3.00m x 2.65m)

The heart of the home, this stylish and contemporary kitchen is equipped with high-quality finishes, including quartz worktops, a Quooker instant hot water tap, integrated appliances, and sleek wood flooring – perfect for both everyday use and entertaining.

Dining Room / Second Reception

Measurements: 11'1"x 9'3" (3.39m x 2.83m)

A versatile space ideal for dining or family use, featuring wood flooring, anthracite vertical radiator, and patio doors opening onto the rear garden.

Downstairs WC

Measurements: 4'9" x 2'10" (1.46m x 0.87m)

Convenient cloakroom with low flush WC, wall-mounted wash basin with tiled splashback, radiator, frosted double-glazed window, and additional storage cupboard.

Stairs and Landing

Carpeted staircase with handrail, double-glazed window to the side, and access to all bedrooms and bathroom. Loft hatch provides entry to a partially boarded loft.

Bedroom One

Measurements: 11'1" x 8'2" (3.39m x 2.50m)

A generous double bedroom with carpet flooring, neutral décor, radiator, double-glazed window overlooking the rear, and fitted wardrobes.

En-Suite Shower Room

Measurements: 8'0" x 3'1" (2.43m x 0.87m)

The modern en-suite is finished to a high standard, featuring a sleek enclosed shower, a contemporary vanity unit with concealed WC, floor-to-ceiling tiling, and a heated towel radiator – creating a stylish and functional private space.

Bedroom Two

Measurements: 10'0" x 8'11" (3.06m x 2.71m)

Another good-sized double bedroom with carpet flooring, radiator, and double-glazed window overlooking the front.

Bedroom Three

Measurements: 10'0" x 7'1" (3.04m x 2.17m)

A spacious third bedroom, also with carpet flooring, radiator, and front-facing double-glazed window.

Family Bathroom

Measurements: 7'11" x 6'8" (2.41m x 2.04m)

This contemporary family bathroom offers both style and practicality, featuring a low flush WC, wash basin set within a modern vanity unit, and a spacious double walk-in shower. Finished with a heated towel rail, a double-glazed rear window, and a useful built-in storage cupboard.

External

Front

Driveway providing off-road parking, with access to the garage.

Rear Garden

The beautifully landscaped rear garden offers a tranquil and private outdoor space, featuring a well-maintained lawn, mature shrubs, pleasant patio seating areas, and a large shed – ideal for relaxing, dining, or entertaining.

Garage

Spacious garage with power, lighting, and electric door. Provides excellent additional storage or workspace.

Tenure: Freehold

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.

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.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

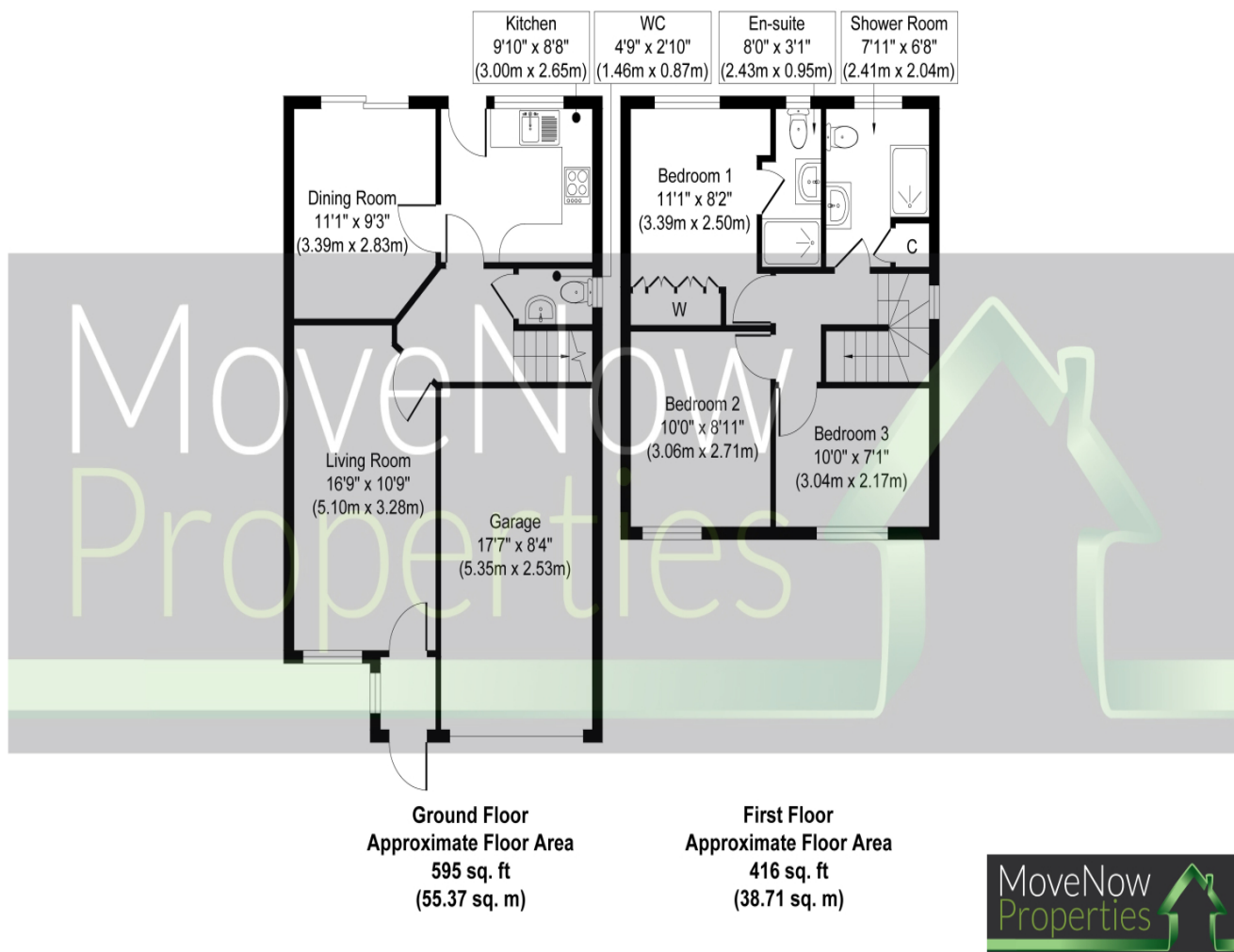
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		