



£180,000

TENURE : FREEHOLD

Garth Avenue, Normanton, WF6

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Fully refurbished

High-quality detached bungalow

Two generous double bedrooms

Stunning open-plan living

Low Maintenance Paved Gardens

Excellent transport links

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MoveNow
Properties

MoveNowProperties are delighted to bring to market this fully refurbished two bedroom detached bungalow, finished to an exceptionally high standard and ideally located close to Normanton town centre. This recently completed property offers modern, single-storey living with stylish interiors, low-maintenance paved gardens, and excellent transport connections. Perfect for downsizers, professionals, or small families— ready to move straight into.

Living, Dining & Kitchen Area

Measurements: 7.0m x 5.1m (max) (22'11" x 16'8" (max)

A bright, spacious open-plan layout providing the perfect balance of comfort and style. The living area features carpet flooring, two central heating radiators, and a double-glazed window overlooking the front of the property.

The kitchen area is fitted to a superb standard with a range of brand-new wall and base units, complementary work surfaces, and a modern tiled splashback. It includes an integrated fridge-freezer, dishwasher, and washing machine, plus a stainless-steel gas hob with cooker hood above and built-in electric oven. A sink and drainer with mixer tap, recessed spotlights, and vinyl flooring complete this beautifully presented space.

Bedroom One

Measurements: 3.0m x 2.9m (9'10" x 9'6")

A comfortable double bedroom featuring carpet flooring, radiator, and double-glazed window overlooking the front aspect.

Bedroom Two

Measurements: 3.2m x 2.7m (max) (10'5" x 8'10" (max)

Another well-proportioned double bedroom with carpet flooring, radiator, and double-glazed window to the front elevation.

Shower Room

Measurements: 2.1m x 1.4m (6'10" x 4'7")

Stylish and modern, the shower room is fitted with a walk-in shower enclosure featuring a waterfall showerhead and glazed screen, a WC, and a wash basin set within a sleek vanity unit. Finished with contemporary wall and floor tiling, chrome heated towel rail, recessed spotlights, and extractor fan.

Outside

The property enjoys a low-maintenance paved garden, ideal for those seeking an easy-care outdoor space. An Indian stone pathway leads to the front entrance, with an attractive Indian stone patio area perfect for seating and outdoor dining. The garden is fully enclosed with fencing for privacy, includes an outdoor tap, and features a dedicated bin storage area to the side.

EPC Rating: C

Please contact us for further details of the full EPC

Tenure: Freehold
Council Tax Band B

Property Type: Detached Bungalow
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: On Street Parking

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 permission ref: 23/01599

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

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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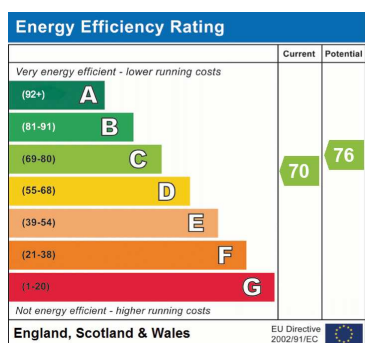


Ground Floor
Approximate Floor Area
575 sq. ft
(53.45 sq. m)



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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