



**£400,000**

**TENURE : FREEHOLD**

**Kingston Drive, Normanton, WF6**

**Bedrooms : 4**

**Bathrooms : 3**

**Reception Rooms : 3**

**Four double bedroom  
detached family home**

**Spacious fitted kitchen with  
integrated appliances**

**Three versatile reception  
rooms**

**Double garage and ample off-  
road parking**

**Two en-suite bedrooms plus  
family bathroom**

**Enclosed rear and side  
gardens**

**Movenowproperties.com LTD**  
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Website: <https://movenowproperties.com>

**MoveNow  
Properties**

Movenowproperties are pleased to offer this impressive and spacious four-bedroom detached family home, boasting multiple reception rooms, two en-suite bedrooms plus family bathroom a spacious fitted kitchen, and a double garage. Situated on a generous plot, the property benefits from off-road parking and enclosed gardens to the rear and side, making it ideal for modern family living.

### **Entrance Hall**

A welcoming entrance hall featuring wood flooring, a radiator, and a useful storage cupboard. Stairs rise to the first floor, with doors providing access to the living room, kitchen, and office.

### **Living Room**

**Measurements: 16' 2" x 10' 11" (4.93m x 3.32m)**

A spacious living room with carpeted flooring, a gas fire with modern surround, and a double-glazed bay window overlooking the front. Two radiators and double doors open into the dining area.

### **Dining Room**

**Measurements: 11' 6" x 11' 9" (3.50m x 3.39m)**

A versatile second reception room with carpeted flooring and a radiator. French doors open onto the enclosed rear garden.

### **Kitchen**

**Measurements: 14' 5" x 12' 9" (4.39m x 3.89m)**

A spacious kitchen fitted with a range of wall and base units complemented by work surfaces and tiled splash back. Appliances include an integrated dishwasher, double oven, warming drawer, five-ring gas hob with cooker hood above, and a 1.5 sink unit with mixer tap. Features include recessed spotlights, a double-glazed window overlooking the rear, and an external door opening to the enclosed rear garden.

### **Office**

**Measurements: 9' 6" x 8' 2" (2.90m x 2.49m)**

A versatile third reception room with wood flooring, coving to the ceiling, radiator, and a double-glazed window overlooking the front. An internal door provides access to the garage.

### **Stairs and Landing**

Carpeted stairs lead to a spacious first-floor landing with handrail, radiator, and a double-glazed window overlooking the front. A loft hatch with ladder provides access to a partially boarded loft. Doors lead to all bedrooms, the family bathroom, and a useful storage cupboard.

### **Bedroom One**

**Measurements: 14' 8" x 10' 11" (4.47m x 3.34m)**

A generous double bedroom with carpeted flooring, radiator, double-glazed bay window overlooking the front, and fitted wardrobes providing ample storage.

### **En Suite One**

**Measurements: 7' 5" x 5' 1" (2.27m x 1.54m)**

Comprising a walk-in double shower with electric shower, WC, and wash basin set within a vanity unit. Finished with tiled walls and flooring, recessed spotlights, and a circular frosted double-glazed window to the front.

### **Bedroom Two**

**Measurements: 11' 8" x 10' 8" (3.56m x 3.26m)**

A double bedroom with carpeted flooring, radiator, double-glazed window overlooking the rear, coving to the ceiling, and fitted wardrobes.



**En Suite Two**

**Measurements: 5' 3" x 4' 11" (1.60m x 1.51m)**

Featuring a walk-in shower with electric shower, pedestal wash basin, low-flush WC, radiator, tiled walls, recessed spotlights, and a frosted double-glazed window overlooking the side.

**Bedroom Three**

**Measurements: 12' 6" x 8' 3" (3.81m x 2.52m)**

A double bedroom with carpeted flooring, radiator, and double-glazed windows overlooking the front and side, providing plenty of natural light.

**Bedroom Four**

**Measurements: 10' 8" x 8' 1" (3.24m x 2.46m)**

A double bedroom with carpeted flooring, radiator, and a double-glazed window overlooking the rear.

**Outside**

To the front of the property is a private driveway offering off-road parking, with gated access to the side and rear garden.

The rear garden is enclosed and mainly laid to lawn with fenced boundaries. A patio provides additional outdoor space, also with fenced boundaries.

**Double Garage**

**Measurements: 16' 6" x 15' 11" (5.03m x 4.84m)**

A spacious double garage with two manual up-and-over doors, power, and lighting.

EPC Rating: B82

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band E

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, Private 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**

- 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.

### **DISCLAIMER:**

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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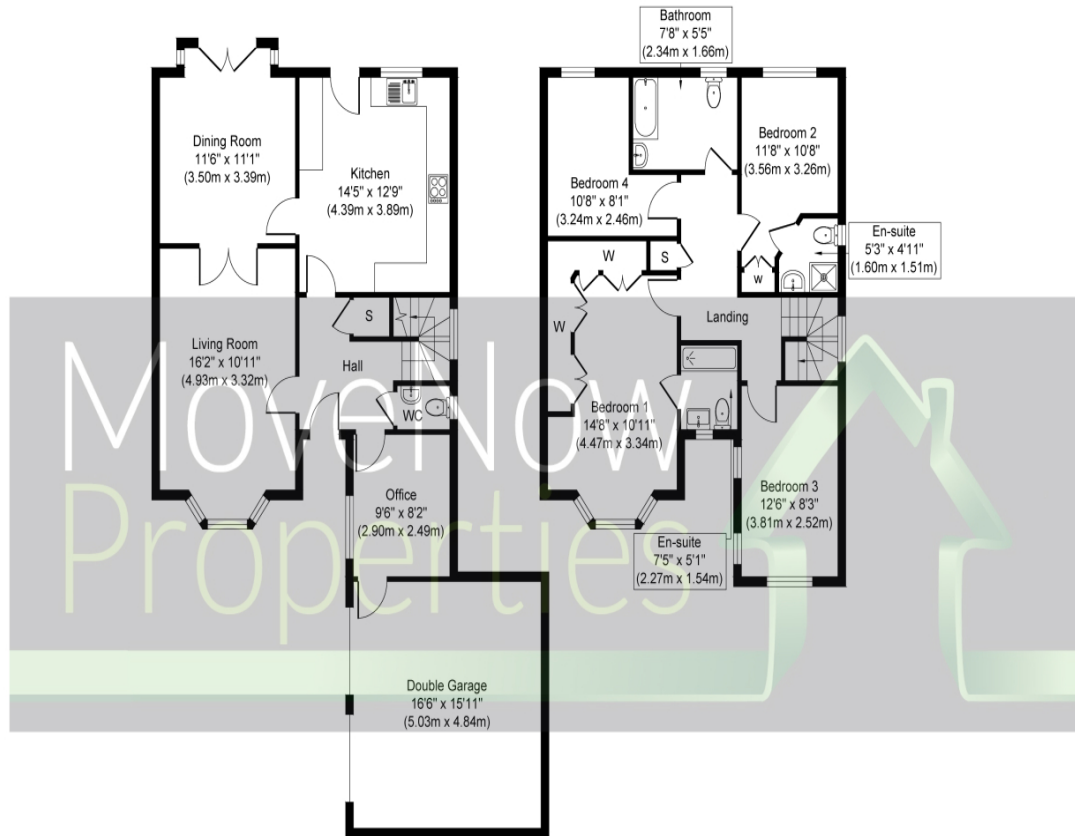












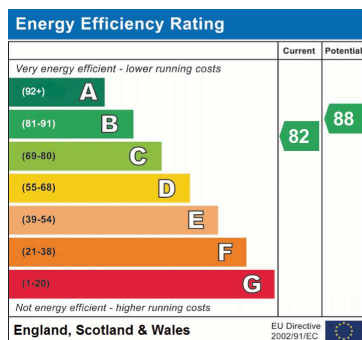
**Ground Floor**  
 Approximate Floor Area  
 995 sq. ft  
 (92.48 sq. m)

**First Floor**  
 Approximate Floor Area  
 714 sq. ft  
 (66.35 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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