

## George Street, Normanton



**Offers Over £125,000**



2



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1



63

Recently renovated to a beautifully high standard, this two bedroom terrace property is ready to move straight into. Complete with new appliances, new boiler and new fitted kitchen and bathroom, this is the perfect home for a first time buyer or investor. It boasts a modern fully fitted kitchen with new cooker, fully fitted carpets and a modern colour scheme throughout. There is an enclosed rear garden with a garden shed. This property won't be on the market long so call to book a viewing straight away!



- Recently renovated
- Fully carpeted throughout
- Fully fitted kitchen with new cooker
- Modern colour scheme
- 2 bedrooms
- Newly fitted bathroom with heated towel rail
- Enclosed rear garden
- Off street parking
- Council Tax Band - A
- EPC Grade D

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Lounge

11'8" x 12'0" (3.58 x 3.67)

Beautifully presented with entry from the main door straight into the spacious lounge area which is fully carpeted with a modern, good quality, grey carpet, window to front allowing plenty of light and a gas central heating radiator.

### Kitchen

11'9'10" x 13'3" (36.54 x 4.06)

New modern, black and gold fully fitted kitchen with contrasting wood sideboards and matching breakfast bar. The kitchen offers ample storage space, with black mixer tap and sink, built in oven, electric hob with modern extractor fan above and plumbing for washing machine. The space is perfect for entertaining around the large breakfast bar for you to customise with your own stools. The flooring is easy to clean, laminate effect vinyl and provides has access to both the basement and the rear yard.

### Basement

Ample storage with access from the kitchen.

### Master Bedroom

11'8" x 11'8" (3.56 x 3.56)

Spacious with built in storage cupboard/wardrobe space. The room is decorated to a high standard with fully fitted, high quality, grey carpets with front facing window and radiator.

### Second Bedroom

13'1" x 7'5" (3.99 x 2.28)

Good sized T-shaped second bedroom, fully carpeted with a large, high window to the rear which offers privacy but lots of light into the room. The unique shape room could comfortably house a double bed with furniture, alternatively, perfect for a large office space or dressing room.

### Bathroom

8'7" x 5'5" (2.63 x 1.67m)

Three piece bathroom suite comprising of full sized bath with shower over and glass shower screen, wash hand basin and WC. Modern grey marble effect panelling walls, completed with a chrome heated towel rail.



Floor Plan



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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