



HODSONS



ASKING PRICE

**£300,000**

**Church Road**

Normanton, WF6 2QG



HODSONS



## PROPERTY SUMMARY

Located in the heart of Altofts, on Church Road, lies this brand new detached true bungalow offering a modern and stylish living experience, perfect for those seeking comfort and convenience.

A viewing is recommend where you are greeted by a spacious open plan kitchen and living area. The outstanding kitchen is fitted with an array of quality units and appliance's.

With three cosy bedrooms and a modern shower room, this property provides ample space for a young family or potentially those also looking to down size. The attractive corner plot position adds a touch of exclusivity to the property, making it a standout in the neighbourhood.

Recently completed, this bungalow boasts 761 sq ft of well-designed living space, ideal for those looking for a comfortable yet manageable home. Parking is made easy with space for two vehicles, ensuring you never have to worry about finding a spot after a long day. and the gardens stretch from the side to the rear.

Altofts is a popular village location offering a range of amenities for every day essentials and conveniently located for commuters with the M62 motorway (Junc' 31 1.24 miles) Don't miss the opportunity to make this new build bungalow your own.

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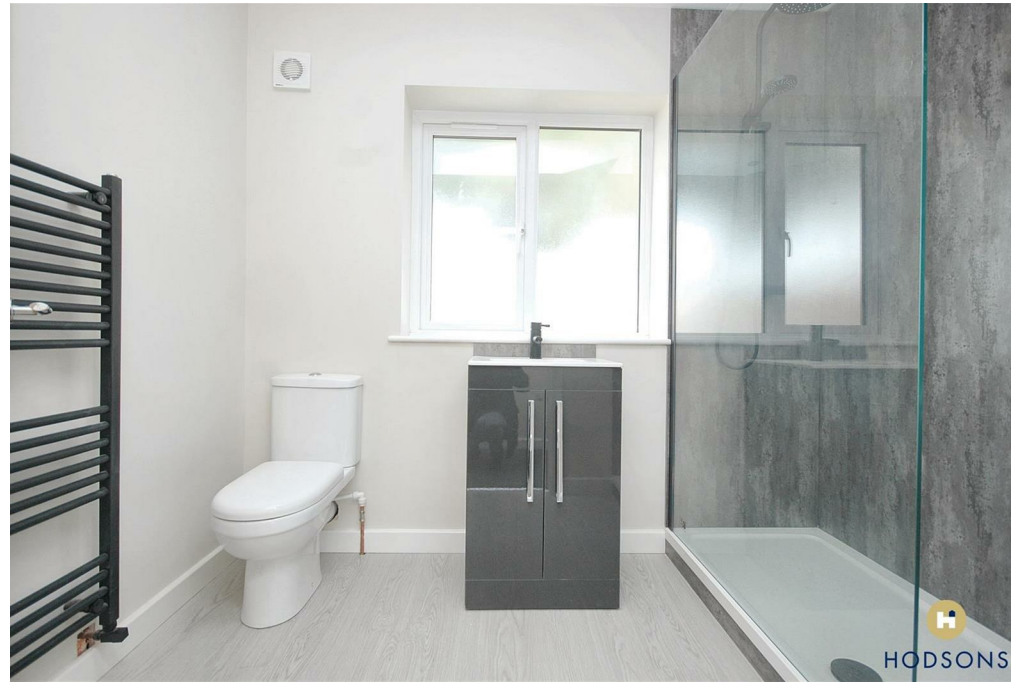
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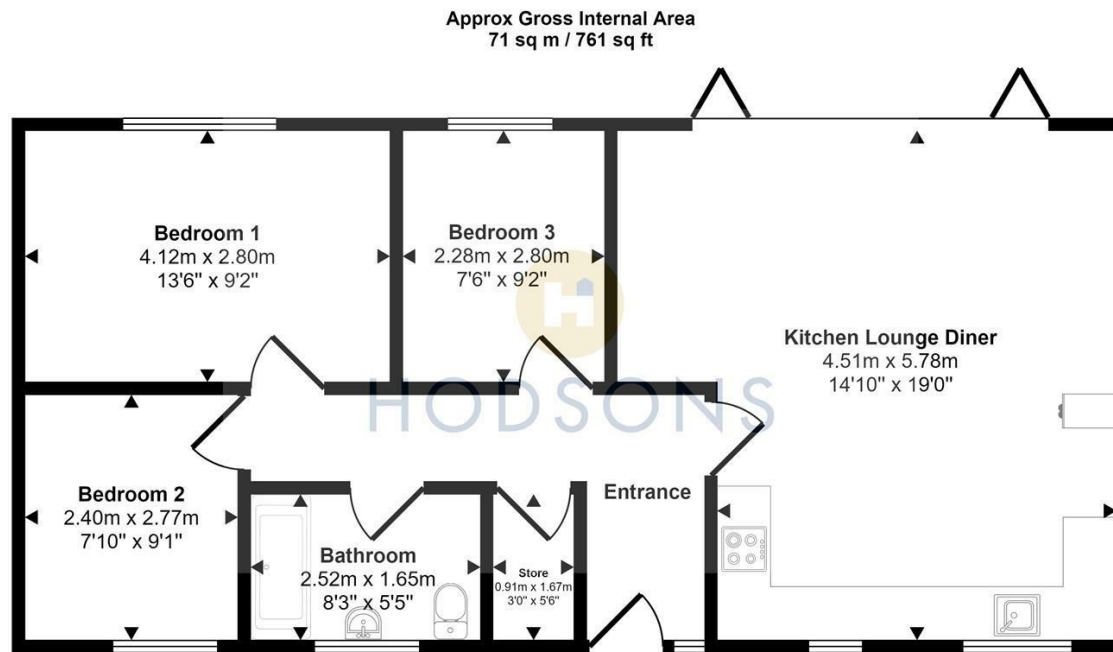


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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**LOCAL AUTHORITY**

Wakefield

**TENURE**

Freehold

**COUNCIL TAX BAND**

C

**VIEWINGS**

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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