



Wakefield Road, Normanton

£365,000

  
**MARTIN & CO**



# Wakefield Road, Normanton

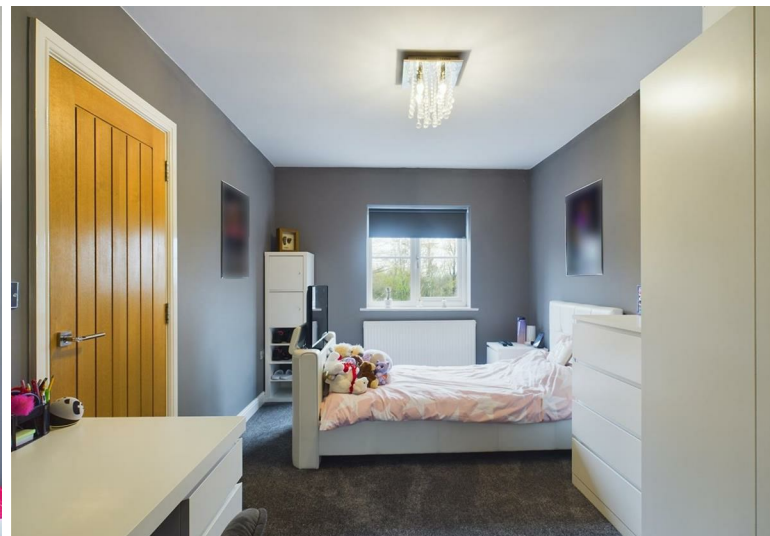
House - Detached

5 Bedrooms, 3 Bathroom

£365,000

- CONTEMPORARY 5 BEDROOM DETACHED HOME (WITHOUT the CITY PRICE TAG)
- MOST DISCERNING PURCHASERS WILL BE IMPRESSED
- OPEN ASPECT OVER LOOKING FIELDS FROM FRONT ASPECT
- PERFECTLY LOCATED for the COMMUTER as MOTORWAY NETWORK CLOSE BY
- CLOSE TO A WEALTH OF LOCAL AMENITIES, SHOPS & SCHOOLS
- CENTRAL FOR MAJOR NORTHERN TOWNS & CITIES
- PARTICULARLY SPACIOUS LIVING SPACE SET OVER THREE FLOORS
- AMPLE OFF STREET PARKING with DRIVEWAY & DETACHED GARAGE
- ENCLOSED LOW MAINTENANCE TIERED GARDEN WITH PATIO to the REAR
- COUNCIL TAX BAND E

An IMPRESSIVE CONTEMPORARY DETACHED FAMILY HOME, featuring FIVE bedrooms, and AMPLE LIVING SPACE, set out over three floors along with an ENCLOSED REAR GARDEN, which is PRIVATE in nature. This STUNNING home is sure to tick all the boxes for the most DISCERNING PURCHASER. Situated on the fringes of Normanton, ENJYONG an OPEN ASPECT to the front of the property, this home is PERFECTLY LOCATED for the COMMUTER being within easy access to MAJOR NORTHERN TOWNS and CITY centres via the M1 and M62 motorways, your destination is always in reach. The area is well served with a host of LOCAL AMENITIES including SCHOOLS, SUPERMARKETS and EATERIES, whilst the XSCAPE/JUNCTION 32 is just a SHORT DRIVE away. Simply a must see property - only an internal inspection will reveal the true quality on offer with this HIGHLY DESIRABLE home.





### Reception Hall

A composite front entrance door opens to this inviting reception hall. Having a porcelain tiled floor, central heating radiator, and stairs leading to the first floor.

### Cloaks/WC

Having a white suite including a unit housed hand wash basin and a low flush WC. There is complementary tiling to walls, extractor fan.

### Through Lounge

A particularly spacious room having a walk in bay window to the front aspect, French doors opening to the rear garden and two central heating radiators.

### Kitchen/Dining

A stylish and contemporary comprehensive fitted kitchen including a range of integrated appliances

including a double electric oven, fridge freezer, dishwasher and automatic washing machine. There are laminate worksurfaces incorporating a gas hob with chimney style extractor fan over and a one and a half bowl stainless steel sink with mixer tap. There is a window to the rear aspect and external door allowing access to the rear garden. The light and airy dining space has a bay window to the front with views over open fields.

### First Floor Landing

Having access to three double bedrooms and house bathroom.

### Master Bedroom

Having a window to the front aspect and central heating radiator. Door opening to the spacious en-suite shower room.



**En-Suite**  
 A spacious en-suite having a walk in shower cubicle, unit housing the hand wash basin and low flush WC. There is complementary tiling to walls and floor, a frosted window to the rear aspect and chrome ladder style radiator.

**Bedroom**  
 Having a window to the front aspect and central heating radiator.

**Bedroom**  
 Having a window to the rear aspect and central heating radiator.

**House Bathroom**  
 Having a white suite including a panelled bath with shower and screen, unit housed hand wash basin and

low flush WC. There is complementary tiling to walls and floor, a frosted window to the front aspect and chrome ladder style radiator.

**Second Floor Landing**  
 Having access to two further double bedrooms and shower room.

**Bedroom**  
 Having a Velux style window to the front and central heating radiator.

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 Having a Velux style window to the front and central heating radiator.

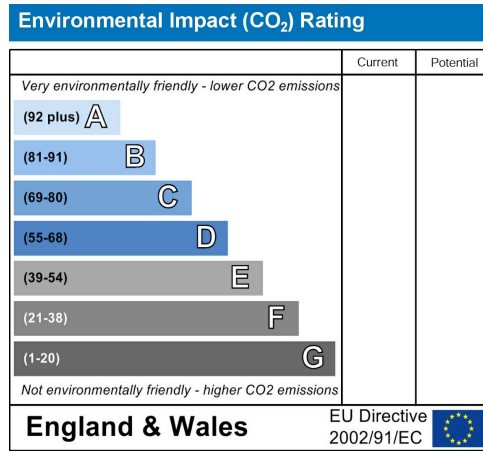
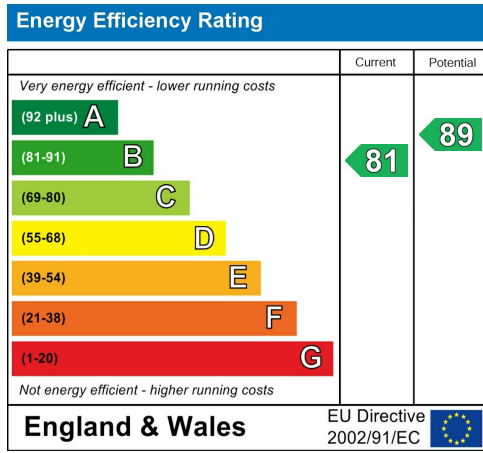
**Shower Room**  
 Having a corner shower cubicle, unit housed hand wash

basin and low flush WC. There is complementary tiling to walls and floor, a Velux style window to the front and chrome ladder style radiator.

**Outside Front**  
 To the front of the property there is a boundary wall and opening to the forecourt and driveway which leads to the brick built garage to the rear. Ample off street parking,

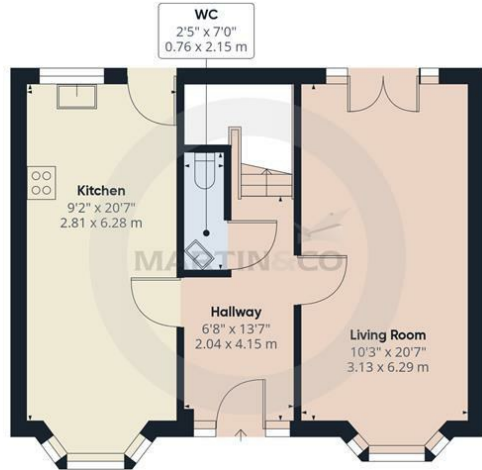
**Outside Rear**  
 There is an enclosed two tiered garden including a stone flagged patio and steps up to the low maintenance artificial turf lawn area.

**Detached Garage**  
 A brick built detached garage with Apex tiled roof. having an up and over door, power and light.

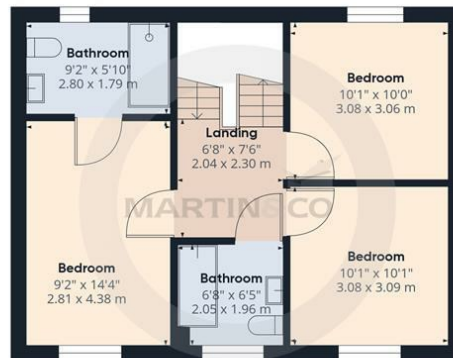








Floor 1



Floor 2



Floor 3



**Approximate total area<sup>(1)</sup>**

1557.9 ft<sup>2</sup>  
144.73 m<sup>2</sup>

**Reduced headroom**

178.14 ft<sup>2</sup>  
16.55 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Martin & Co Pontefract Sales**  
5 Cornmarket, Pontefract, West Yorkshire, WF8 1AN  
01977 799550 . pontefract@martinco.com

**01977 799550**  
<http://www.martinco.com>



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**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

