

1 The Mount, Normanton, WF6 1NU

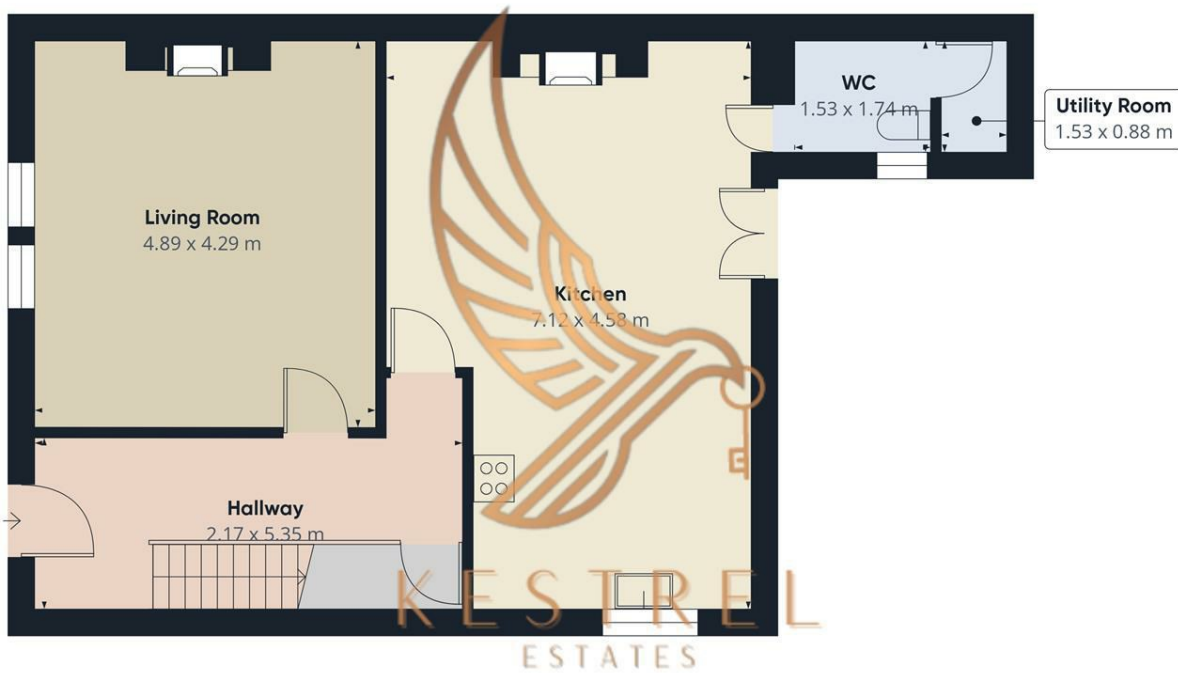
This exceptional huge four-bedroom semi-detached period home, discreetly positioned off Snyderdale Road in Normanton, offers a rare opportunity to acquire a property of true character and distinction. Extending to approximately 180 sqm, around 50 Sq more than your average 4 bedroom detached, the home boasts generous proportions and impressive high ceilings, seamlessly combining original period features with stylish modern living.

The property has been thoughtfully and comprehensively renovated throughout, creating a beautifully presented interior ready to move straight into. Outside, a charming garden and a private courtyard accessed from the kitchen provide ideal spaces for relaxing and entertaining.

With the vendor considering part exchange a unique home of this calibre must be seen to be fully appreciated—early viewing is highly recommended.

- Four Bedroom Semi Detached Period Home
- Part Exchange Considered
- Beautifully Renovated Throughout
- Modern Fitted Kitchen and Dining Space
- Impressive High Ceilings
- Rear Courtyard and Large Garden
- Driveway for Two Cars
- Secluded Location
- Approximately 180 Sqm Of Living Space

£350,000



Approximate total area⁽¹⁾
66.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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