



3 Bed  
House - End Terrace  
located in Normanton

41 Dalefield Road  
Normanton  
Wakefield  
WF6 1HD



£135,000

Nestled on the charming Dalefield Road in Normanton, this delightful end terrace house offers a perfect blend of character and modern living. Built approximately 1914, the property boasts a rich history while providing ample space for a growing family or those seeking a comfortable home.

Spanning an impressive 848 square feet, the house features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, allowing for a seamless flow between spaces. The three well-proportioned bedrooms provide a peaceful retreat, ensuring everyone has their own personal sanctuary.

The property includes a well-appointed bathroom, catering to the needs of modern living. With its classic design and thoughtful layout, this home is ready for you to make it your own. The end terrace position offers added privacy and a sense of space with great outdoor space, making it a desirable choice for those looking to settle in a friendly neighbourhood.

Dalefield Road is conveniently located, providing easy access to local amenities, schools, and transport links, making it an ideal spot for families and commuters alike. This charming home is a wonderful opportunity for anyone looking to embrace the warmth and character of a traditional British property in a vibrant community. Don't miss the chance to view this lovely house and envision your future here.

### Entrance Hall

Composite front door opens into a hallway with the staircase leading off and an inner door to the living room.

### Sitting Room

12'1" plus bay x 10'11"

The sitting room welcomes you with a bright bay window, flooding the space with natural light. Its spacious layout comfortably accommodates relaxed seating, creating a warm and inviting atmosphere perfect for everyday living.

### Living Room

15'2" x 14'3"

A generously sized living room, featuring a large window that invites plenty of daylight into the space. The room offers ample area for various furniture arrangements and includes a handy storage space, making it an ideal spot for family gatherings or quiet evenings.

### Kitchen

8'10" x 7'0"

This kitchen is fitted with white cabinetry and a neutral countertop, offering practical work surfaces and storage. The space includes oven, hob, sink unit and benefits from a doorway that leads through to the lobby and bathroom, ensuring good flow within the home.

### Bathroom

The bathroom is stylishly fitted with modern grey marble-effect tiling surrounding a white bathtub with a glass screen and a built-in shower. It also includes a sleek toilet and a vanity basin beneath a frosted window, creating a fresh and contemporary feel.

### Rear Lobby

With plumbing for washer and an external door leading out to the garden.

### Master Bedroom

12'2" x 10'11"

The master bedroom is a comfortable double room with a large window that allows natural light to fill the space. Neutral tones and soft carpeting create a restful environment, with room for bedroom furniture to suit your needs.

### Bedroom Two

15'3" x 7'6"

Bedroom two is a long, narrow room featuring a series of built-in wardrobes along one wall, providing excellent storage. A window at one end ensures the room is bright and airy, ideal as a bedroom or flexible living space.

### Bedroom Three

12'2" x 6'6"

Bedroom three is a smaller bedroom with a window that brightens the space. Its compact size makes it suitable for a child's bedroom, guest room, or study, depending on your needs.

### Rear Garden

The rear garden is low-maintenance and enclosed, featuring a paved pathway alongside a tidy artificial lawn. A garden shed provides useful outside storage, while the space offers a pleasant area for outdoor seating and relaxing.

### MISC



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41 Dalefield Road, Normanton, Wakefield, WF6 1HD



GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.

1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



THREE BEDROOM END OF TERRACE HOUSE

TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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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	

## DIRECTIONS

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