

HUNTERS[®]

HERE TO GET *you* THERE

43 Woodhouse Crescent, Normanton, WF6 1DG

£180,000

Property Images



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Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1
 Tenure: Freehold

THE SETTING:

Woodhouse Crescent is situated in the highly sought-after town of Normanton. This prime location offers excellent transport links to the motorway, making it perfect for commuters. Residents benefit from a wide range of local amenities, with shops, supermarkets, and restaurants all close by. Several well-regarded primary schools are within walking distance, making it an ideal choice for families. Despite its convenient setting, the property is just a short drive from beautiful countryside, offering the best of both town and rural living. The town centres of Normanton, Castleford, Wakefield, and Pontefract are all just a stone's throw away, along with easy access to public transport routes. For leisure and shopping, Junction 32 Outlet Village and Xscape activity centre are right on the doorstep, providing entertainment, dining, and retail options for all ages. Whether you're a professional looking for a commuter-friendly home or a growing family in search of great schools and community, this location ticks all the boxes.

THE PROPERTY:

Upon entering the property, you're welcomed by a practical entrance hallway, ideal for storing coats, shoes, and other outdoor essentials. This leads seamlessly into a spacious open plan kitchen, dining, and living area. A large front facing feature window floods the room with natural light, while a charming fireplace with alcoves on either side creates a cosy and inviting atmosphere, perfect for relaxing winter evenings or entertaining family and friends. The dining area continues the theme of warmth and comfort, with a second fireplace and patio doors that open out onto a private enclosed rear garden, offering a great space for indoor outdoor living. The kitchen is fitted with a range of neutral wall and base units, complete with worktops and tiled splashbacks. It also offers plumbing and space for a washing machine and cooker, making it a functional and well laid out space for everyday use. A useful addition on the ground floor is the utility room, a versatile space ideal for additional storage, laundry, or as a separate household area. This room also provides convenient access to the rear garden via a second back door.

Upstairs, the property offers three generously sized bedrooms and a modern family bathroom. Bedrooms one and two are both spacious enough to accommodate a double bed and further furnishings, with bedroom two also benefitting from a fitted wardrobe for built in storage. Bedroom three is perfect as a single bedroom, nursery, or home office, ideal for those working remotely. The family bathroom is well presented with a contemporary three piece suite comprising a WC, hand basin with under sink storage, and a separate shower cubicle. Finished with sleek wall and floor tiling and fitted spotlights, it provides a fresh modern feel.

EXTERNAL:

To the front, the property boasts a well maintained lawn bordered by mature bushes for added privacy, along with a driveway providing ample off street parking for multiple vehicles.

The enclosed rear garden is equally well presented, featuring a neat lawn and a stone paved patio area, perfect for outdoor dining or enjoying quiet evenings. A useful garden shed sits at the far end, offering practical storage for tools, garden equipment, or seasonal items.

Features

- SPACIOUS TRADITIONAL SEMI DETACHED PROPERTY • CORNER PLOT WITH LARGE GARDENS AND DRIVEWAY • OPEN PLAN LIVING/DINING • 3 GOOD SIZED BEDROOMS • MODERN KITCHEN AND BATHROOM • UTILITY ROOM • POPULAR LOCATION • FREEHOLD • COUNCIL TAX BAND A • EPC RATING D