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52 Cambridge Street, Normanton, WF6 1ER

Offers In Excess Of £140,000

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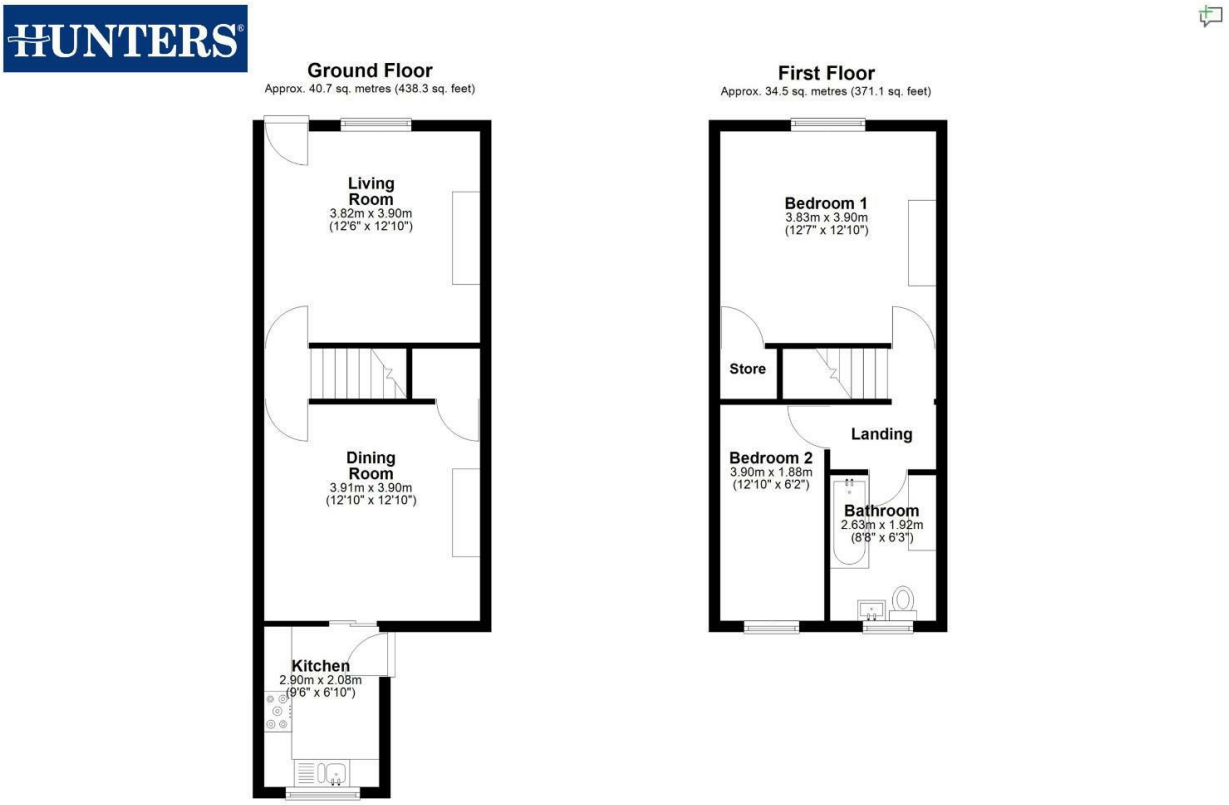
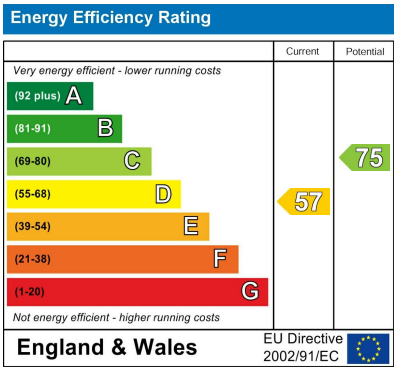
Floorplan



Total area: approx. 75.2 sq. metres (809.4 sq. feet)

EPC



Map

Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 2

Tenure: Freehold

THE SETTING:
Cambridge Street 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 are welcomed into a spacious, neutrally decorated living room with ample space for a large sofa. This inviting room features a fireplace and front-facing windows that flood the space with natural light. The adjoining dining room is perfect for entertaining, offering generous proportions, another charming fireplace, and direct access to the kitchen. The kitchen is fitted with a range of wall and base units as well as integrated cooking appliances, making it both practical and stylish.

Upstairs, you will find two bedrooms. The main bedroom comfortably accommodates a double bed and large wardrobes, providing ample storage space. The second bedroom is ideal for a single bed or can be used as an office, dressing room, or nursery. The main bathroom is modern in style, comprising a bath with overhead shower, WC, and wash basin, and also benefits from built-in wardrobes for additional storage.

EXTERNALS
To the front of the property is a buffer garden offering additional privacy as well as on street parking to permit holders only. The rear garden is a generous size, featuring astroturf at the lower end and decking at the upper end. There is also space for a shed, ideal for storing garden equipment.

An additional advantage when buying this property is the brand new boiler which has been fitted in March 2025.

FINAL FILLER
In summary, this property is ideal as a starter home, investment, or family residence. Contact us today to arrange your viewing.

Features

• MID TERRACED • 2 BEDROOMS • TWO RECEPTION ROOMS • MODERN THROUGHOUT • NO ONWARDS CHAIN • PERFECT FAMILY HOME OR FIRST TIME BUYER ALIKE • GOOD INVESTMENT OPPORTUNITY • FREEHOLD • EPC RATING D • COUNCIL TAX BAND A