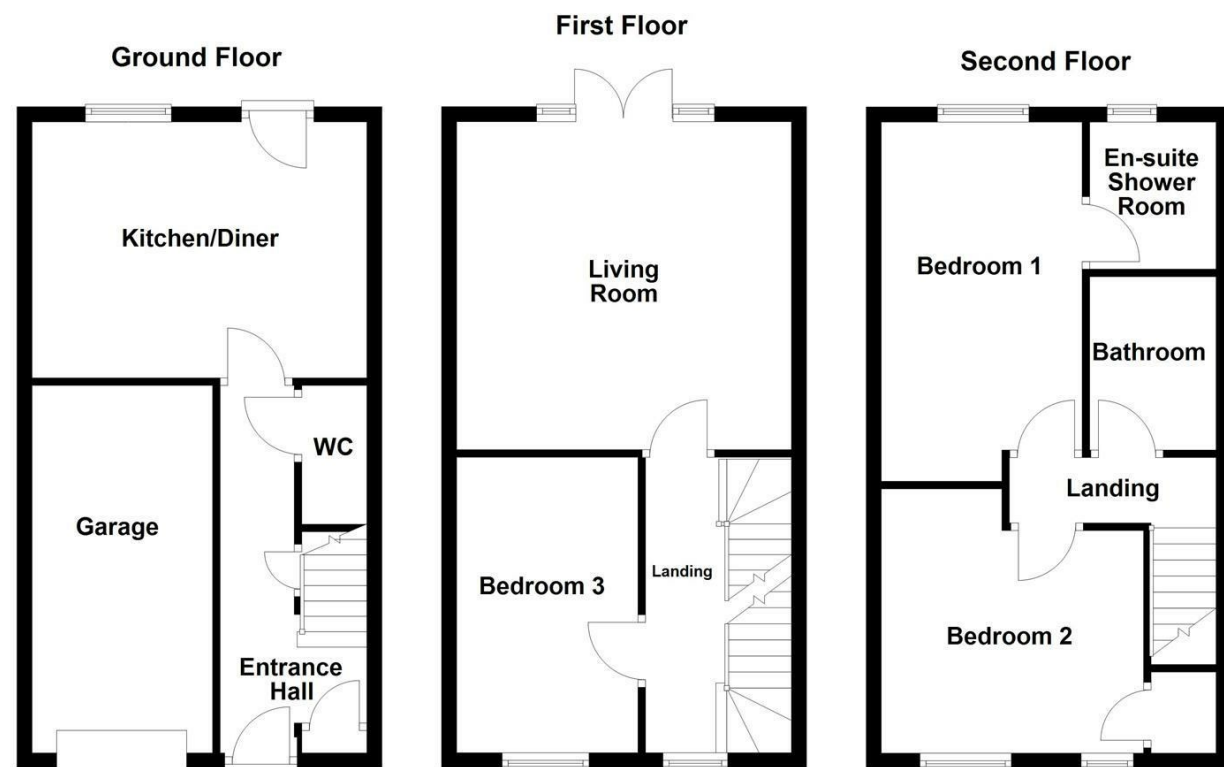




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### 3 The Sycamores, Altofts, WF6 2JQ

**For Sale Freehold £245,000**

Nestled within a sought after modern cul-de-sac in the popular Altofts area of Normanton is this well presented three bedroom mid-townhouse. Offering accommodation set across three floors, the property boasts spacious reception areas, a newly fitted boiler and an attractive enclosed rear garden, making it an ideal home for a variety of buyers.

The accommodation briefly comprises an entrance hall with access to the first floor, two useful storage cupboards, and a downstairs WC. To the rear is a spacious kitchen diner with direct access to the garden. To the first floor, the landing provides access to the second floor, a bright and airy living room featuring a Juliet balcony, and the third double bedroom. The second and final floor offers loft access and doors leading to two further double bedrooms and the house bathroom. The principal bedroom benefits from its own en suite shower room, whilst bedroom two enjoys the added advantage of an over stairs storage cupboard. Externally, the property enjoys excellent kerb appeal with a combination of pebbled, paved and tarmac driveway parking for up to two vehicles, leading to the integral single garage, which is equipped with an up-and-over door, power, lighting, and an EV charging point. To the rear, the low maintenance garden incorporates an artificial lawn, paved seating area ideal for outdoor dining and entertaining. The garden is fully enclosed by walls and timber fencing, providing a safe and secure environment for children and pets alike.

The property occupies a convenient location that will appeal to first time buyers, growing families and professional couples. A range of local shops, schools and amenities can be found within walking distance, along with Normanton town centre itself. Excellent transport links are available nearby, including local bus routes and Normanton railway station, offering direct connections to larger cities such as Sheffield and Leeds. For those commuting further afield, the M62 motorway network is just a short drive away.

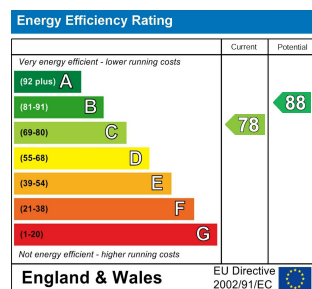
Only a full internal inspection will truly reveal everything this modern home has to offer. An early viewing is highly recommended to avoid disappointment.

**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMMODATION

### ENTRANCE HALL

16'0" x 6'4" (max) x 3'3" (min) [4.88m x 1.95m (max) x 1.0m (min)]

A composite front door with frosted glazed insert leads into the entrance hall. There is a central heating radiator, staircase rising to the first floor landing, understairs storage cupboard, additional storage cupboard, and doors providing access to the kitchen diner and downstairs WC.

### DOWNSTAIRS W.C.

6'0" x 2'9" [1.85m x 0.85m]

Fitted with an extractor fan, central heating radiator, low flush WC and pedestal wash basin with mixer tap and tiled splashback.

### KITCHEN DINER

11'2" x 14'7" [3.41m x 4.46m]

Featuring spotlights to the ceiling, a UPVC double glazed window to the rear and a UPVC double glazed rear entrance door providing access to the garden. Fitted with a range of wall and base shaker style units with laminate work surfaces over, stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring electric hob with stainless steel extractor canopy above, integrated oven, integrated fridge freezer, integrated dishwasher and an integrated washing machine. A central heating radiator completes the room.

### FIRST FLOOR LANDING

12'10" x 6'5" (max) x 2'11" (min) [3.92m x 1.96m (max) x 0.90m (min)]

Having a UPVC double glazed window to the front elevation, central heating radiator, staircase rising to the second floor and doors leading to the living room and bedroom three.

### LIVING ROOM

14'5" x 14'8" [4.40m x 4.48m]

A bright reception room with UPVC double glazed French doors opening to a Juliet style balcony overlooking the rear garden and a central heating radiator.



### BEDROOM THREE

7'11" x 12'10" [2.42m x 3.92m]

UPVC double glazed window to the front elevation and central heating radiator.



### SECOND FLOOR LANDING

2'10" x 8'11" [0.87m x 2.73m]

Providing loft access, central heating radiator and doors leading to bedrooms one and two and the house bathroom.

### BEDROOM ONE

14'5" x 8'9" [4.40m x 2.68m]

UPVC double glazed window to the rear elevation, central heating radiator and a range of fitted wardrobes with high gloss fronted doors. A door leads through to the en-suite shower room.



### EN SUITE SHOWER ROOM

5'5" x 6'3" [1.67m x 1.93m]

Fitted with a frosted UPVC double glazed window to the rear, spotlights to the ceiling, extractor fan, chrome heated towel radiator, low flush WC, pedestal wash basin with mixer tap, shower cubicle with mains-fed shower and glass shower screen, full wall tiling and a fitted high gloss storage unit.



### BEDROOM TWO

10'11" x 11'7" (max) x 9'8" (min) [3.33m x 3.55m (max) x 2.95m (min)]

Two UPVC double glazed windows to the front elevation, access to an over stairs storage cupboard and a central heating radiator.



### BATHROOM

5'6" x 7'8" [1.70m x 2.35m]

Fitted with spotlights to the ceiling, extractor fan, chrome heated towel radiator, low flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and shower attachment, additional electric shower, glass shower screen, partial wall tiling and an LED mirror.



### OUTSIDE

To the front of the property is a low maintenance garden incorporating off street parking for one to two vehicles via a combination of tarmac, pebbled and paved driveway areas, leading to the front entrance door and integral single garage. The garage benefits from power, lighting and a manual up-and-over door. There is also an EV charging point located at the front of the property. To the rear is an attractive low maintenance garden featuring an artificial lawn and paved patio seating area, ideal for outdoor dining and entertaining. The garden is fully enclosed by walling and timber fencing, creating a secure environment for children and pets.



### COUNCIL TAX BAND

The council tax band for this property is C.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.