



## Sycamore Drive, Normanton, WF6

£1,135 PCM

Situated near the town of Normanton, Ashfield Park is a brand new development of 72 2 & 3 Bedroom homes with something for everyone.

Introducing the Don, a lovely two bedroom home, with something to offer for all.

On the ground floor there is an open plan kitchen, living and dining area creating an easy flow from your front door to the back of the property. The living/dining area features a pair of French windows leading to your garden making this a beautiful, light filled space. This floor also benefits from a downstairs cloakroom and a handy storage cupboard.

Upstairs, there are two bright and spacious bedrooms as well as a stylish family bathroom. The master bedroom boasts a little more floor space as well as a fitted wardrobe whilst the second bedroom includes a built-in cupboard for tidying away those bits and bobs.

Commuting couldn't be any easier with Normanton railway station directly opposite the site providing access to Leeds, Sheffield and York. For those who choose to drive, you will be well connected by the M62 only 2 miles away, offering further access to Hull and west towards Leeds, Greater Manchester and Merseyside.

For any families moving to the area, it's well served by both primary and secondary schools including Newlands Primary, Normanton Junior academy as well as Outwood Academy Freeston.

If shopping and leisure is what you desire, you'll find a number of retail parks surrounding Normanton including Snowhill retail park only 3 miles away from the site. Whereas X scape leisure complex is close by, which includes an indoor ski slope, bowling alley and cinema as well as many restaurants and shops.

Use postcode WF6 2NE to access the site.

Deposit £1300  
Holding deposit £260  
Council Tax B  
Unfurnished  
Available 27th March 2026





## Key Features

- Private Parking Space
- Dishwasher
- Washing / Drying Machine
- Dark ash style worktops
- Light wood or white interior doors
- Security alarm system
- Fridge freezer
- Light wash wood effect flooring
- Modern, white kitchen units
- Patio area in the private back garden

## Location

