



## Sycamore Drive, Normanton, WF6

£1,260 Per Month

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

Walking in through the front door, you're led into an open plan kitchen and dining space fully fitted with appliances including a convenient downstairs cloakroom to one side. Towards the back of the property is a striking living room perfect for relaxing and entertaining. The French windows open out onto the back garden, bringing the outside in as well as providing a spacious entry point during parties or family gatherings.

Upstairs, there is a master bedroom including a fitted wardrobe as well as a stylish family bathroom towards the back of the property. At the front, you will find two secondary bedrooms adaptable for many uses. The first floor also includes a useful storage cupboard, creating more floor space for the bedrooms.

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 £1450  
Holding Deposit £290  
Council Tax B  
Unfurnished  
Available 14th September 2026





## Key Features

- Car Parking Space
- Dishwasher
- Washing/drying machine
- Carpets up the stairs and in the bedrooms
- Blinds in the bedrooms
- Security Alarm
- Fridge-freezer
- Modern kitchen worktops and units
- Private back garden

## Location

