



## 00 Castleford Road, Normanton, WF6 2EZ Offers in excess of £200,000

**\*\* ATTENTION NO CHAIN BUYERS - TRADITIONAL MID TERRACE HOME \*\***

A conveniently located mid terrace home which is traditionally built and located in the popular and well served town of Normanton.

The property which has original features enjoys plenty of space and in brief consists of: Entrance porch, entrance hall, living room with bay fronted window, dining room, kitchen fitted with base and wall units along with space for white goods, a utility and downstairs w/c. Stairs then lead to the FIRST FLOOR: Stairs then lead to three generous sized bedrooms and the house bathroom. Stairs then lead to the attic/bedroom 4. Access from the kitchen leads to stairs to the cellar.

Outside: to the rear is an enclosed garden and patio to enjoy.

LOCATION: Normanton is a well served town with plenty of places to shops, public houses, schools, shops and is neighboured to Pontefract which has a bustling community. Along with access to the M62 to commute and the popular leisure complex of "xScape" the location has alot to offer. Leeds is a convenient drive north for those looking to commute and Wakefield to the West.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**Agent note**

Please note Goodmove have not seen documentation confirming bedroom four/attic complies with current building regulations.

| Energy Efficiency Rating                                                    |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
|                                                                             | Current | Potential |
| Very energy efficient - lower running costs                                 |         |           |
| (92 plus) <b>A</b>                                                          |         |           |
| (81-91) <b>B</b>                                                            |         |           |
| (69-80) <b>C</b>                                                            |         |           |
| (55-68) <b>D</b>                                                            |         |           |
| (39-54) <b>E</b>                                                            |         |           |
| (21-38) <b>F</b>                                                            |         |           |
| (1-20) <b>G</b>                                                             |         |           |
| Not energy efficient - higher running costs                                 |         |           |
| England & Wales <span style="float: right;">EU Directive 2002/91/EC </span> |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                              |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
|                                                                             | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions             |         |           |
| (92 plus) <b>A</b>                                                          |         |           |
| (81-91) <b>B</b>                                                            |         |           |
| (69-80) <b>C</b>                                                            |         |           |
| (55-68) <b>D</b>                                                            |         |           |
| (39-54) <b>E</b>                                                            |         |           |
| (21-38) <b>F</b>                                                            |         |           |
| (1-20) <b>G</b>                                                             |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions             |         |           |
| England & Wales <span style="float: right;">EU Directive 2002/91/EC </span> |         |           |



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk