

Morris Fields,Normanton WF6 1WT

william h brown

welcome to

Morris Fields,Normanton

This THREE DOUBLE BEDROOM semi-detached home is set across three SPACIOUS floors, featuring a GENEROUS lounge/diner, kitchen, WC, family bathroom and top-floor principal bedroom with DRESSING AREA and EN SUITE. Benefiting from a driveway, garage and enclosed rear garden, DON'T MISS OUT!













Enterance Hall
Wc
Kitchen
11' 11" x 6' 2" (3.63m x 1.88m)
Lounge/Diner
15' 3" x 12' 11" (4.65m x 3.94m)
Bedroom Two
13' x 10' 5" (3.96m x 3.17m)
Bedroom Three
13' x 10' 2" (3.96m x 3.10m)
Bathroom
Bedroom One
13' x 12' 6" (3.96m x 3.81m)
Dressing Area
En Suite
Rear Garden
Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

welcome to

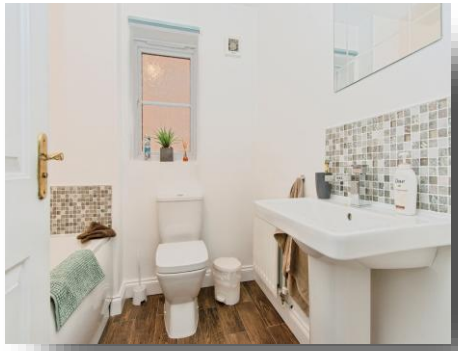
Morris Fields, Normanton

- CHAIN FREE!
- THREE DOUBLE Bedrooms
- Master Bedroom with Dressing Area and En Suite
- Enclosed Rear Garden
- Off Street Parking and Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF114796

The Property Ombudsman

Property Ref:
CAF114796 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01977 512628

castleford@williamhbrown.co.uk

10 Bank Street, CASTLEFORD, West Yorkshire, WF10 1HZ

williamhbrown.co.uk