



104 King Street, Normanton - WF6 1EP

£115,000 Freehold

Holroyd Miller have pleasure in offering for sale this larger than average mature mid-terrace house, in need of updating works, but offering tremendous potential and located on this popular and convenient street within walking distance of Normanton town high street and its excellent range of amenities, local train station, local schools and easy access to the motorway network. Part central heating and comprising: entrance hall, living room with feature oak panelling, formal dining room, with feature fire surround, kitchen with combination boiler, ground floor shower room. To the first floor, three bedrooms, buffer garden area to the front. Rear enclosed garden offering tremendous potential and offered with No Chain. We are awaiting probate.

Entrance Hall

With double glazed compensative entrance door, central heating radiator.

Living Room

With feature oak panelling.

Dining Room

With feature fire surround, gas point for fire.

Kitchen

With a range of wall and base units, work top areas, stainless steel sink unit, single drainer, Baxi combination central heating boiler. Access to ground floor shower room.

Shower Room

With pedestal wash basin, low flush wc, shower cubicle with wet walling, central heating radiator.

Bedroom To The Front

Having discreet built-in storage cupboard adjacent to the chimney breast.

Bedroom to the rear

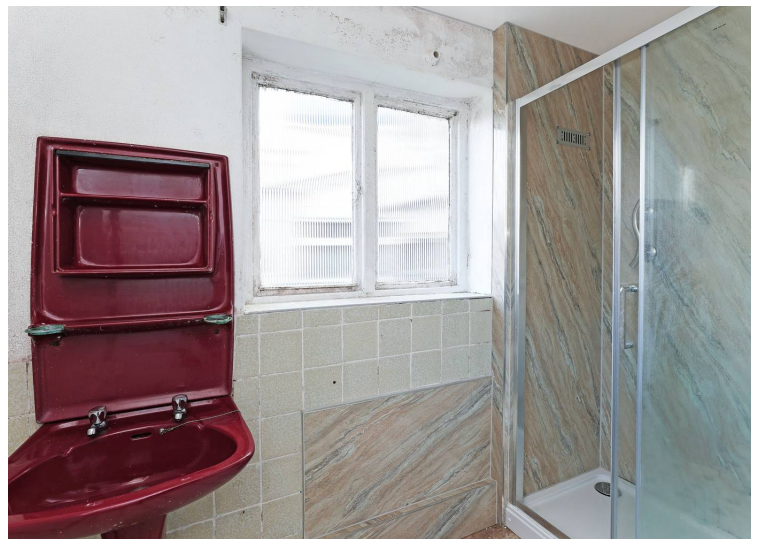
Having fitted wardrobes.

Outside

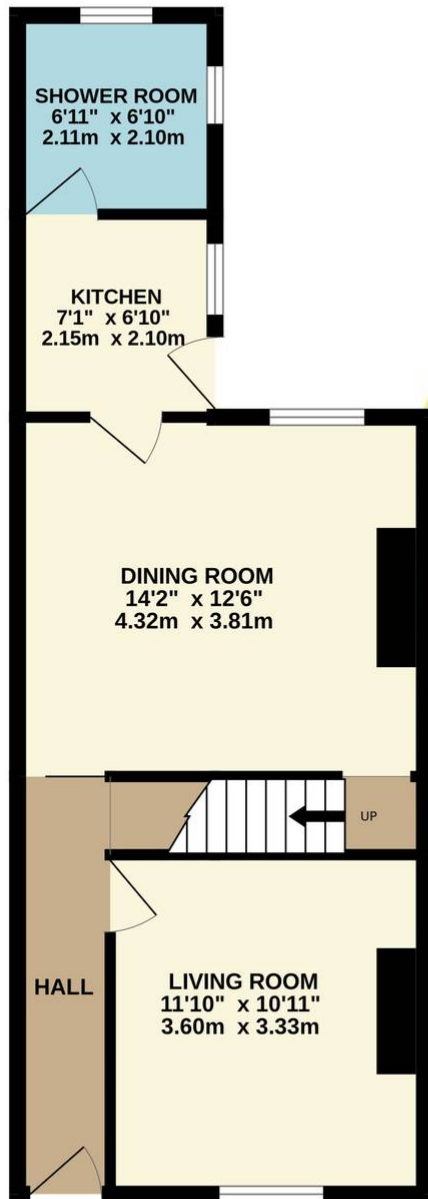
Buffer garden area to the front. To the rear, enclosed garden area. Offering tremendous potential. Please note at the time of our instructions we are awaiting probate.

Disclaimer

As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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