



All enquiries Ref: LeedsAuctions@williambrown.co.uk



- Two-bedroom mid terrace property with garden to the rear.
- Ideal as a buy to let investment purchase.

**Description**

A two-bedroom mid terrace property approximately 5 miles North-East from Wakefield, convenient for the A655 in the town of Normanton. Currently sold vacant, this property has potential to make a great buy to let investment or ideal starter home. The property benefits from two reception rooms, two good sized bedrooms, modern kitchen units, enclosed low maintenance garden area, UPVC double glazed windows and gas fired central heating. Normanton has excellent links to the M62 motorway, located between the city of Wakefield and Castleford with public transport links, schools, shops and other amenities are all nearby.

**Accommodation**

Ground Floor: Entrance Hall, Lounge, Dining Room and Kitchen.  
 Basement: Cellar.  
 First Floor Landing, Two Bedrooms and Bathroom.  
 Exterior: Enclosed Garden to the Rear.

**Tenure:**

Freehold

**EPC Rating:** D

**Council Tax Band:** A

**Viewings:**

William H Brown Northern Auctions, 26 Market Place, Pontefract, West Yorkshire, WF8 1AT Tel. 01302 710490.

