



43 Church Road, Normanton - WF6 2NN

£650,000

Holroyd Miller have pleasure in offering for sale this imposing double fronted mature detached property built in the mid 1930's and substantially extended to the rear to provide unrivalled family accommodation having five bedrooms and three bathrooms situated in the heart of this popular village of Altofts with its amenities and schools, yet easy access to the motorway network. The property is set well back from the road with gravelled driveway providing ample off street parking and south facing front lawned garden, to the rear, paved enclosed garden, EV charging point, having open aspect to the rear. A truly enviable family home. Offered with No Chain, Viewing Essential.

Entrance Reception Hallway

With wood flooring, feature open staircase with balustrade.

Cloakroom

Having pedestal wash basin, low flush w/c.

Living Room

Situated to the front with double glazed bow window overlooking the front garden, feature Louis style fire surround with marble inset and hearth, gas point for fire, two wall light points, automated retractable blinds, central heating radiator, double opening French style doors lead through to...

Extended Open Plan Dining/Family Room

With double glazed French doors leading onto the garden, double glazed window to the side, automated retractable blinds, second French doors lead through to the conservatory.

Conservatory

Being double glazed with underfloor heating, double glazed French doors lead onto the rear garden.

"L" Shaped Breakfast Kitchen

Fitted with a matching range of Beech style fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, integrated dishwasher, double glazed window and rear entrance door, tiling between the worktops and wall units, plumbing for automatic washing machine, plumbing for water and ice dispenser.

Lounge/Home Office

With double glazed bow window situated to the front of the property with double glazed window, central heating radiator.

Stairs lead to First Floor Landing

With open balustrade, French doors lead onto feature balcony to the front.

Bedroom One to Rear

Having built in wardrobes, double glazed French doors lead onto a feature glass "Juliette" balcony, central heating radiator, further built in wardrobes to the entrance with ensuite shower room.

Ensuite Shower Room

Having walk-in shower, wash hand basin, low flush w/c set in back to wall furniture, tiled to the walls, downlighting to the ceiling, chrome heated towel rail, double glazed window.

Bedroom Two to front

Having fitted beech wardrobes, double glazed window, central heating radiator.

Ensuite Shower Room

Being fully tiled with wash hand basin, low flush w/c, corner shower cubicle, chrome heated towel rail, double glazed window.

Bedroom Three to Front

With double glazed window, fitted wardrobes, central heating radiator.

Bedroom Four to Rear

With double glazed window, open views, central heating radiator, built in wardrobe.

Bedroom Five to Rear

Having fitted wardrobes, double glazed window, central heating radiator.

Outside

The property is set well back from Church Road, having open plan lawned garden to the front, rights of access to graveled driveway and parking to the front, access to the side to EV charging point. To the rear, low maintenance enclosed paved garden.

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.

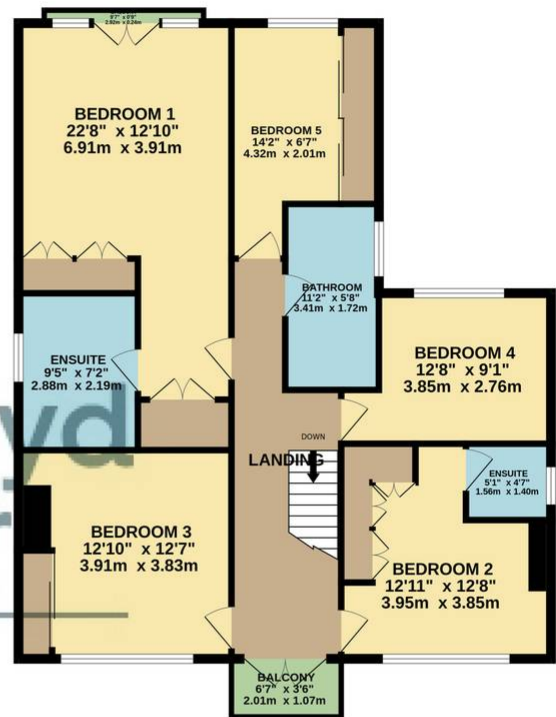




GROUND FLOOR
1193 sq.ft. (110.8 sq.m.) approx.



1ST FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 2239 sq.ft. (208.0 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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