





£175,000

TENURE : FREEHOLD

Garth Avenue, Normanton, WF6

Bedrooms : 2 **Bathrooms : 1** **Reception Rooms : 1**

- **Fully refurbished**
- **High-quality detached bungalow**
- **Two generous double bedrooms**
- **Stunning open-plan living**
- **Low Maintenance Paved Gardens**
- **Excellent transport links**

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

Website:

MoveNow Properties

MoveNowProperties are delighted to bring to market this fully refurbished two bedroom detached bungalow, finished to an exceptionally high standard and ideally located close to Normanton town centre. This recently completed property offers modern, single-storey living with stylish interiors, low-maintenance paved gardens, and excellent transport connections. Perfect for downsizers, professionals, or small families— ready to move straight into.

Living, Dining & Kitchen Area
Measurements: 7.0m x 5.1m (max) (22'11" x 16'8" (max)
A bright, spacious open-plan layout providing the perfect balance of comfort and style. The living area features carpet flooring, two central heating radiators, and a double-glazed window overlooking the front of the property.
The kitchen area is fitted to a superb standard with a range of brand-new wall and base units, complementary work surfaces, and a modern tiled splashback. It includes an integrated fridge-freezer, dishwasher, and washing machine, plus a stainless-steel gas hob with cooker hood above and built-in electric oven. A sink and drainer with mixer tap, recessed spotlights, and vinyl flooring complete this beautifully presented space.

Bedroom One
Measurements: 3.0m x 2.9m (9'10" x 9'6")
A comfortable double bedroom featuring carpet flooring, radiator, and double-glazed window overlooking the front aspect.

Bedroom Two
Measurements: 3.2m x 2.7m (max) (10'5" x 8'10" (max)
Another well-proportioned double bedroom with carpet flooring, radiator, and double-glazed window to the front elevation.

Shower Room
Measurements: 2.1m x 1.4m (6'10" x 4'7")
Stylish and modern, the shower room is fitted with a walk-in shower enclosure featuring a waterfall showerhead and glazed screen, a WC, and a wash basin set within a sleek vanity unit. Finished with contemporary wall and floor tiling, chrome heated towel rail, recessed spotlights, and extractor fan.

Outside
The property enjoys a low-maintenance paved garden, ideal for those seeking an easy-care outdoor space. An Indian stone pathway leads to the front entrance, with an attractive Indian stone patio area perfect for seating and outdoor dining. The garden is fully enclosed with fencing for privacy, includes an outdoor tap, and features a dedicated bin storage area to the side.

EPC Rating: C
Please contact us for further details of the full EPC

Tenure: Freehold
Council Tax Band B
Property Type: Detached Bungalow
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity

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All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
Parking type: On Street Parking
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk.
Planning permission ref: 23/01599
Accessibility features N/A
Coal mining area West Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings
For further information or to arrange a viewing please contact our offices directly.

Free valuations
Considering selling or letting your property?
For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Vendor Q&A's
All of the answers provided above have been supplied directly by the seller of the property and are believed to be accurate. The estate agent accepts no responsibility for the accuracy of these responses. They are provided solely for the information of prospective buyers, who are advised to consult their solicitor to verify any details or queries

Q: Why is the owner selling?
A: The seller is a property developer who has recently converted the property from commercial to residential.

Q: How long have they lived there?
A The seller has not lived in the property.

Q: Is the seller in a chain?
A: No chain.

Q: How quickly is the seller hoping to move?
A: The seller is not moving, but is happy to complete the sale/purchase whenever convenient

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Q: What is included in the sale, fixtures, fittings, appliances?
A: Integrated appliances as per the sales brochure.

Q: Has the property been renovated or extended?
A: Yes, full conversion to residential undertaken in 2025.

Q: Are there any known issues? E.g. damp, structural, subsidence
A: No.

Q: Does the property have a water meter, or is it on water rates?
A: Yes a water Meter.

Q: What type of boiler does it have, age and when was it last serviced?
A: Combination boiler was installed in 2024.

Q: Is the property double glazed and well-insulated?
A:Yes.

Q: Is there loft access?
A:N/A.

Q: What is the tenure, freehold, leasehold, or share of freehold?
A:Freehold.

Q: What are the ground rent and service charges, if applicable?
A: N/A.

Q: Are there any restrictive covenants or shared access?
A:No.

Q: What direction does the garden face?
A: North East.

Q: Is the garden private or shared?
A: Private.

Q: Are there any rights of way or easements?
A: No

Q: What is the parking situation?
A: On Street parking at the front of the property.

Q: Driveway, garage, on street, permit?
A: No permits needed.

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DISCLAIMER:
The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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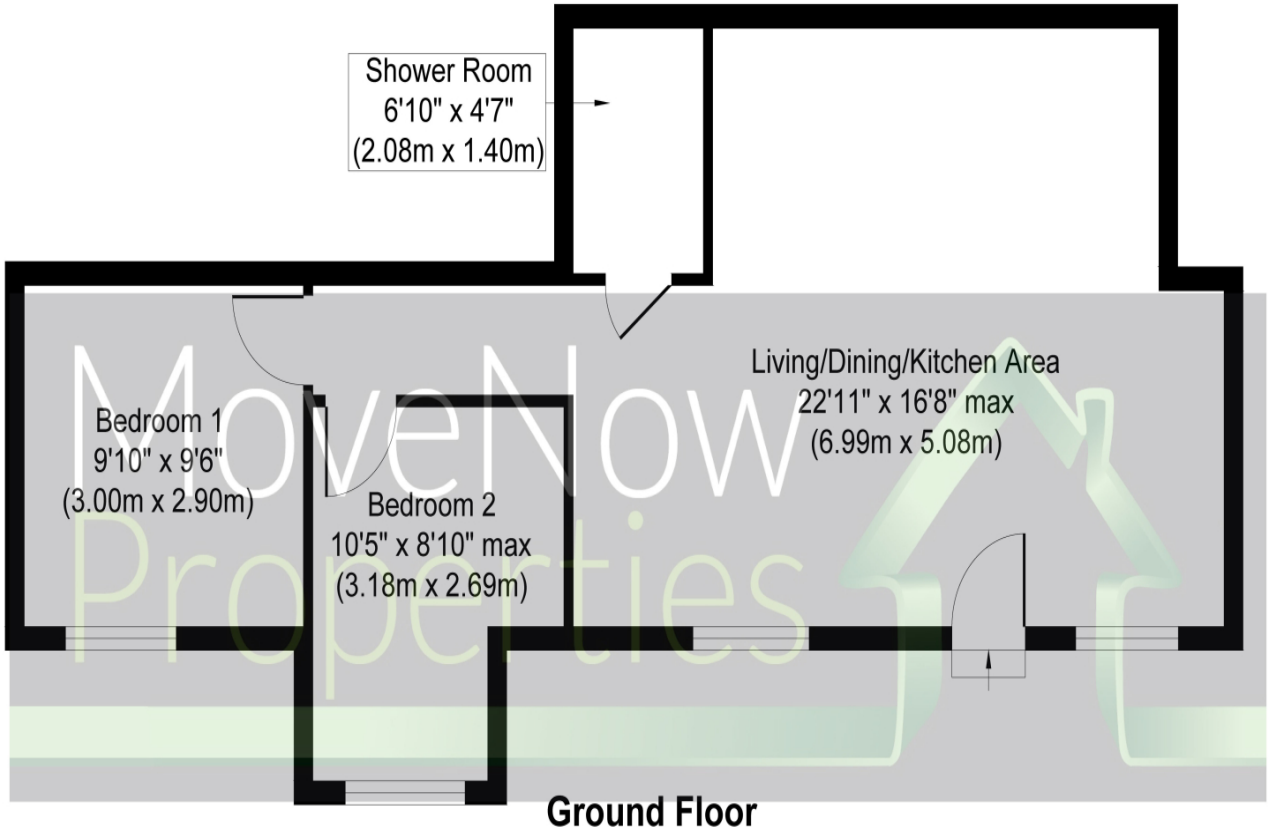


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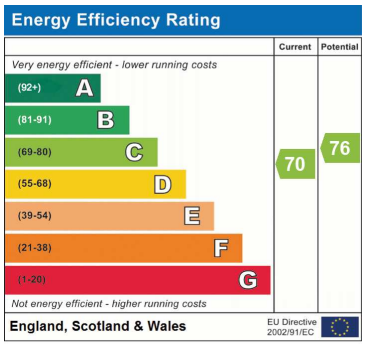
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Ground Floor
Approximate Floor Area
575 sq. ft
(53.45 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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