

Bransdale Avenue,Normanton WF6 2SJ

william h brown

welcome to

Bransdale Avenue, Normanton

A three-bedroom semi-detached property offering well-proportioned accommodation, including a living room, fitted kitchen and conservatory. Externally, the property benefits from a block-paved driveway providing off-road parking, together with an enclosed rear garden featuring lawn and patio areas.













Important Notice
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hallway
Lounge
14' 10" x 11' 8" (4.52m x 3.56m)
Kitchen
14' 10" x 12' (4.52m x 3.66m)
Conservatory
12' 6" x 8' 3" (3.81m x 2.51m)
Landing
Bedroom One
Bedroom Two
12' 1" x 6' (3.68m x 1.83m)
Bedroom Three
9' 6" x 5' 8" (2.90m x 1.73m)
Bathroom
Rear Garden



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Bransdale Avenue, Normanton

- Three-bedroom semi-detached property
- Living room and conservatory
- Fitted kitchen
- Block-paved driveway providing off-road parking
- Enclosed rear garden with lawn and patio areas

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£200,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CAF114182 - 0003

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.

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