



£240,000

TENURE : FREEHOLD

Gladstone Street, Normanton, WF6

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

Spacious three-bedroom semi-detached home with traditional character

Generous living and dining rooms with original features

Well-proportioned kitchen with space for appliances

Ground floor shower room and first-floor family bathroom

Useful dry cellar with power and lighting

Detached garage and off-street parking

Movenowproperties.com LTD
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Properties**

Website: <https://movenowproperties.com>

Movenowproperties are proud to present this charming and spacious three-bedroom semi-detached home, offering a perfect blend of traditional character and practical living space. Situated in a popular residential area, the property benefits from generous room sizes, original features, and a beautifully maintained rear garden—ideal for families or buyers seeking a well-proportioned home with plenty of potential.

Porch

A welcoming entrance porch with windows to the front and side elevations, tiled flooring, and a pitched roof, providing access into the main entrance hall.

Entrance Hall

A bright and inviting entrance hall featuring carpet flooring, a radiator, wall lighting, and stairs leading to the first floor. Doors provide access to the principal ground floor rooms.

Living Room

Measurements: 13'10" x 13'3" (4.21m x 4.03m)

A spacious and comfortable living area with carpet flooring, a radiator, and a freestanding electric fire with decorative surround. A double-glazed window overlooks the front aspect, while double doors open through to the dining room, creating a versatile living space.

Dining Room

Measurements: 14'2" x 13'6" (4.33m x 4.12m)

A second generous reception room, ideal for dining or entertaining, featuring a radiator, coving to the ceiling, and a ceiling rose. A feature stone fireplace adds character, and a double-glazed window overlooks the rear garden. An external door leads to the enclosed rear porch.

Kitchen

Measurements: 11'4" x 9'11" (3.45m x 3.03m)

A well-proportioned kitchen fitted with a range of units and complementary work surfaces, tiled splashbacks, and a ceramic sink with mixer tap. There is space for a freestanding oven and hob, undercounter fridge and freezer, as well as plumbing for a washing machine and dishwasher. A radiator and double-glazed windows overlook the rear garden.

Shower Room (Ground Floor)

Measurements: 8'4" x 5'5" (2.55m x 1.65m)

A convenient ground floor shower room comprising a shower unit, pedestal wash basin, and low flush WC. Finished with tiled walls, a radiator, and a frosted window to the side.

Cellar

Measurements: 13'7" x 13'3" (4.15m x 4.04m)

A useful, clean, and dry cellar located beneath the living room, complete with power and lighting—ideal for storage.

First Floor Landing

With carpet flooring and a handrail, the landing provides access to all bedrooms and the family bathroom.

Bedroom One

Measurements: 14'2" x 13'7" (4.33m x 4.13m)

A spacious double bedroom with carpet flooring, radiator, feature fireplace, coving to the ceiling, ceiling rose, and a double-glazed window overlooking the rear.

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Bedroom Two

Measurements: 13'2" x 11'4" (4.01m x 3.45m)

Another well-proportioned bedroom with carpet flooring, radiator, ceiling detailing, and a double-glazed window to the front elevation.

Bedroom Three

Measurements: 7'11" x 7'11" (2.42m x 2.42m)

A good-sized third bedroom featuring carpet flooring, radiator, coving to the ceiling, and a double-glazed window to the front.

Bathroom

Measurements: 8'6" x 5'11" (2.58m x 1.80m)

Comprising a bath, low flush WC, and pedestal wash basin. The room is partially tiled, with a radiator and a frosted double-glazed window to the rear.

Outside

To the front of the property is a private garden with established shrubs, gated access, and a pathway leading to the entrance porch.

To the rear is a stunning, enclosed garden with mature shrubs and plants, fenced boundaries, and a patio area—perfect for outdoor seating and entertaining. Gated access is also provided.

Garage

Measurements: 15'8" x 11'7" (4.77m x 3.53m)

The property also benefits from a detached garage, providing additional storage or off-street parking.

Local Area

Situated in the popular town of Normanton, this property enjoys excellent access to local amenities including shops, schools, and transport links. The area is well-connected, with easy access to the M62 motorway network, making it ideal for commuters travelling to Wakefield, Leeds, and beyond. Normanton also offers a range of leisure facilities, parks, and reputable schools, making it a great location for families and professionals alike.

Tenure: Freehold

Council Tax Band B

Property Type: Semi-detached

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.

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road

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 permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

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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.

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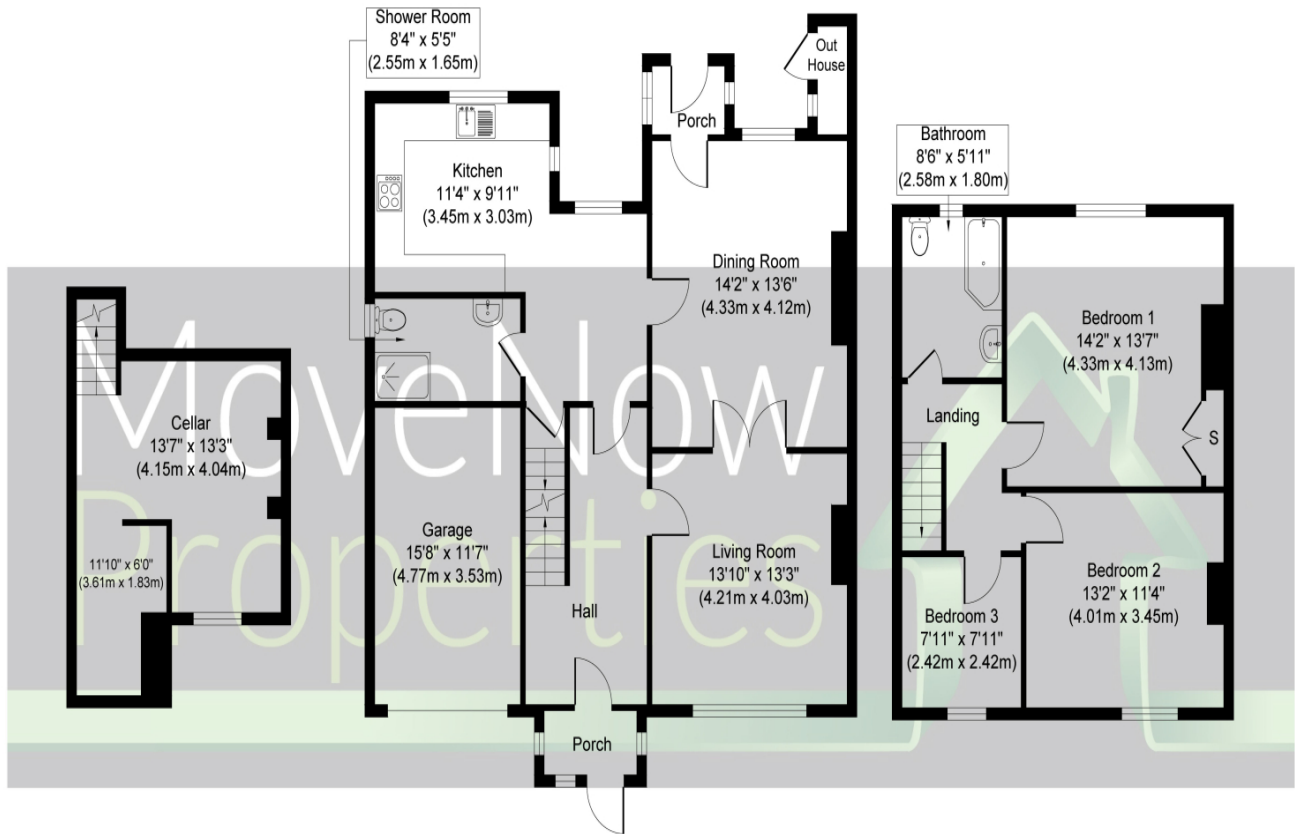


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Cellar
Approximate Floor Area
214 sq. ft
(19.86 sq. m)

Ground Floor
Approximate Floor Area
1005 sq. ft
(93.34 sq. m)

First Floor
Approximate Floor Area
554 sq. ft
(51.45 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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