



 **2**  
Bedrooms

 **1**  
Bathroom

**Tenure :  
Freehold**





This well presented two bedroom mid terrace is a perfect starter home. Located in popular Normanton it boasts great access to arterial roads and easy access to surrounding areas and amenities.

The accomodation comprises in brief: Living room, modern kitchen. Two double bedrooms and modern bathroom. Externally there is a low maintenance garden with decking area and shed.

Book your viewing early to avoid disappointment!

**Living Room** 12' 0" x 11' 8" (3.66m x 3.56m)

Large living room with double glazed window and door. Centrally heated radiator

**Kitchen** 11' 9" x 8' 7" (3.58m x 2.62m)

Modern fitted kitchen with a range of wall and base units. Integrated appliances including sink with mixer tap, oven and hob with extractor fan over. Tiled splashback and integrated wine rack. Double glazed window and door to rear garden

**Bathroom** 7' 7" x 6' 8" (2.31m x 2.03m)

Contemporary bathroom with white three piece suite comprising of low flush WC, sink with mirrored wall unit over and bath with shower unit over and glass screen. Double glazed window and centrally heated radiator

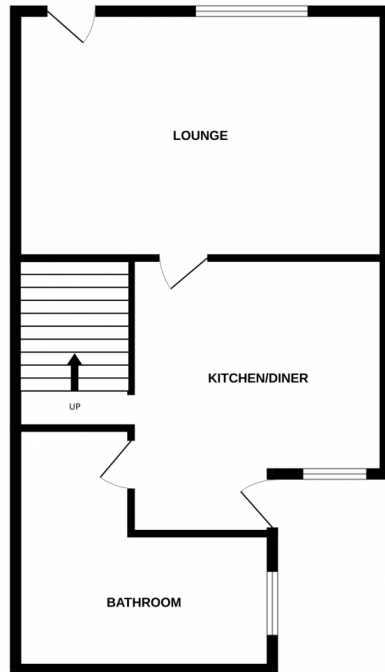
**Bedroom 1** 11' 9" x 10' 0" (3.58m x 3.05m)

Large double bedroom with integrated mirrored wardrobes. double glazed window and centrally heated radiator

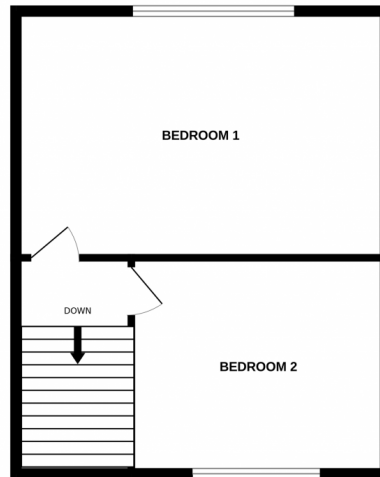
**Bedroom 2** 8' 8" x 7' 1" (2.64m x 2.16m)

Double bedroom with integrated wardrobes, double glazed window and centrally heated radiator


GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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