

Bransdale Avenue, Normanton, West Yorkshire

Large gardens | Combi boiler | Double glazing | Garage | Off street parking for up to three vehicles | Potential to add long term value | In need of refurbishment | Popular location

3 Bedroom Detached House | Asking Price: **£249,995**

Rosedale
& Jones 

Bransdale Avenue, Normanton, West Yorkshire

DESCRIPTION

Large gardens, a garage and enormous long term potential. Popular location, with excellent commuter links.

URN: LCLG

Key Features

- Large gardens
- Combi boiler
- Double glazing
- Garage
- Off street parking for up to three vehicles
- Potential to extend
- In need of refurbishment
- Popular location



LOCATION

Situated within a quiet residential estate and located in the popular village of Altofts, this property offers plenty to prospective buyers. The commuter links could not be much better with the M62, M1 and A1 motorways on your doorstep and Normanton/Castleford railway stations are easily accessible. The local amenities are also impressive, with pretty much anything that you could require being readily available. Notably, there are also several rural trails nearby, such as the Aire and Calder Canal walkway, which links into a multitude of different routes running into both Wakefield and Leeds.

EXTERIOR

Front

A generous front garden, surrounded by floral borders. Off street parking for two vehicles on the driveway, in addition to an integral garage, which can support one more vehicle or provide storage space as preferred.

Rear

A large and enclosed rear garden, surrounded by floral borders and featuring a patio seating area for garden furniture.

INTERIOR - Ground Floor

Entrance Hall

Understairs storage cupboard offering space for shoes and coats.

Lounge/Diner *7.70m x 3.26m*

The space can accommodate a selection of furniture layouts as required and is very spacious. The room also features a modern, electrical fireplace with a Granite and Oak hearth and premium hardwood flooring. The dining area can accommodate a four or six seated dining suite, depending upon preference. Two Central Heated radiators, Double Glazed windows to the front and Double Glazed French doors to the rear aspect.

Kitchen *3.84m x 2.60m*

A modern design complete with soft close draws and tiled floors. A good amount of unit space for storage. Supported appliances include: space for a freestanding electric oven, with four ringed (gas) hobs and a fitted extractor fan above. There is also space for a free-standing washing machine and a fridge/freezer. Other features include: splash back wall tiling and a 1l sink and drainer. Central Heated radiator, Double Glazed windows and a Double Glazed UPVC exterior door to the rear aspect.

W/C

Facilities include: a w/c and a wash basin with splashback tiling and floors. Central Heated radiator and a 'frosted' Double Glazed window to the front aspect.

INTERIOR - First Floor

Landing

Loft access and an airing cupboard.

Bedroom One *4.03m x 3.42m*

Large enough for a King-size bed and associated furniture, as preferred. The room also features wall-length fitted wardrobes. Central Heated radiator and Double Glazed windows to the front elevation.

Bathroom

Features include: wall and floor tiling, a w/c, a wash basin and a bathtub with a standing shower and a glass water guard. Central Heated towel rack and a 'frosted' Double Glazed window to the rear elevation.

Bedroom Two *3.42m x 2.83m*

A spacious room which can support a Double bed and associated furniture as needed. Central Heated radiator and Double Glazed windows to the rear elevation.

Bedroom Three *2.62m x 2.61m*

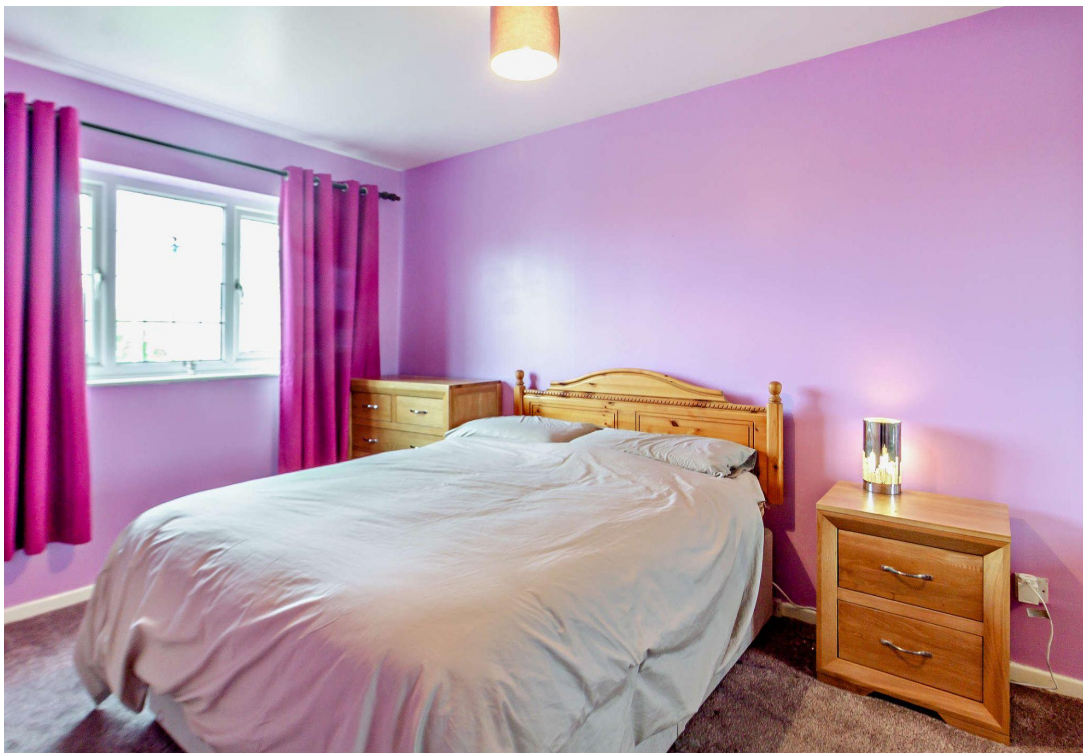
Suitable for use as a single bedroom, a nursery, a home office, or possibly a walk-in wardrobe. Central Heated radiator and Double Glazed windows to the front elevation. Built in storage unit. Note: No imagery taken of this room, as currently used for storage.

Unique Reference Number

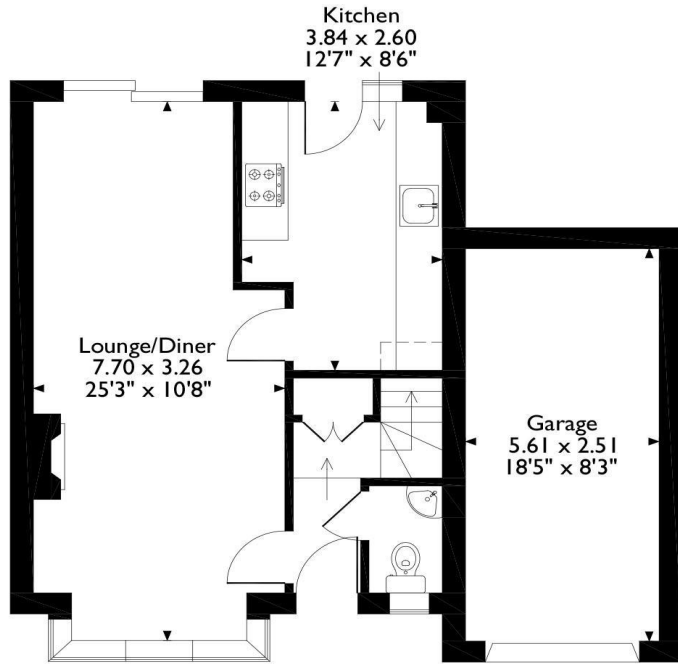
#LCLG

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale

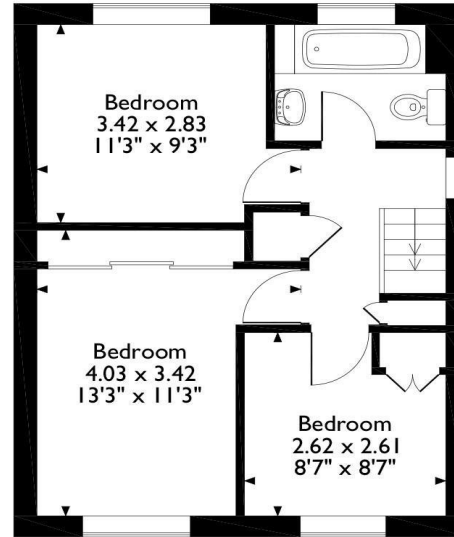


Bransdale Avenue, Normanton, West Yorkshir
 Approximate Gross Internal Area
 Main House = 76 Sq M/818 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 90 Sq M/969 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



First Floor

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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