

Alder Crescent, Normanton, West Yorkshire

Ensuite facilities | Side by side driveway | Garage | Four double bedrooms | Security system | Large landscaped garden | Still within NHBC warranty | Modern throughout

Asking Price: £325,000 to £335,000 (Guide Price)

Rosedale
& Jones



Alder Crescent, Normanton, West Yorkshire

DESCRIPTION

Four very large bedrooms, ensuite facilities, a garage and plenty of parking, with a huge garden. All within a popular new residential estate, with excellent commuter links.

Key Features

- Ensuite facilities
- Side by side driveway
- Garage
- Four double bedrooms
- Security system
- Large landscaped garden
- Still within NHBC warranty
- Modern throughout



LOCATION

Situated within Clover View, a very popular and brand new residential development in Normanton. The Town Centre is within walking distance and provides access to all the amenities you could require. There is a good choice of schools nearby and Haw Hill Park is just a few minutes' walk away providing a children's play area, duck ponds and a modern outside fitness area adjacent to the main green area. This location also provides fantastic motorway access and regular public transport links into the surrounding locations, including Leeds and Wakefield.

EXTERIOR

Front

Well kept with a side by side driveway for two vehicles and an integral garage (which can accommodate a third vehicle if needed). An easy to maintain grass lawn with some light floral decoration.

Rear

A generous grass lawn with planted borders and secured side access - ideal for children and pets alike. A decking area is situated to the rear of the garden and offers plenty of space for exterior furniture. There is also a Summer House which offers a nice feature.

INTERIOR - Ground Floor

Entrance Hall

Plenty of space for shoe and coat storage. A composite exterior door with 'frosted' Double Glazing to the front aspect and a Central Heated radiator. High quality tiled flooring also runs into the kitchen. Under stairs storage.

W/C

A wash basin with upgraded tiling and a W/C. Central Heated radiator, an extractor fan and an isolation switch.

Living Room

4.55m x 3.82m

A generous living space, ideal for a growing family. The space can accommodate a range of furniture layouts, depending upon your preference. A Central Heated radiator and Double Glazed windows to the front aspect.

Dining Kitchen

7.27m x 2.85m

A modern and spacious kitchen with a built-in breakfast bar and an elegant space for dining with premium tiled floors and garden views. Supported appliances include: a fitted fridge and freezer, an electric double oven, with four gas hobs and a fitted extractor fan above, a dishwasher and a combination washing machine/tumble dryer. Other features include: 'soft close' draws, under-unit lighting, splashback wall tiling, premium worktops and a 1.5l sink and drainer. Central Heated radiator and Double Glazed French doors/windows to the rear aspect.

Utility Room

2.85m x 1.15m

A handy storage space with a power supply for additional appliances, as required.

INTERIOR - First Floor

Landing

Loft access, with a pull-down ladder. Note: the loft is part boarded with lighting. Experience suggests that it may be possible to extend into the loft in the future.

Main Bedroom

4.56m x 3.85m

A very large room. Suitable for a 'Super-king' bed and associated furniture, as required. The room boasts fully fitted treble wardrobes. Central Heated radiator and Double Glazed windows to the front elevation.

En-Suite

Features include: premium quality tiling, a large shower cubicle, a w/c and a wash basin. Extractor fan with isolation switch. 'Frosted' Double Glazed window to the front elevation. Central Heated radiator.

Bedroom Two

3.16m x 2.89m

Can comfortably support a king-size bed and associated furniture. Central Heated radiator and Double Glazed windows to the rear elevation with garden views.

Bathroom

A modern bathroom installation, complete with premium tiling. Features include: a w/c, a wash basin with unit storage underneath and a bathtub with standing shower. Central Heated radiator and a 'frosted' Double Glazed window to the rear elevation. Extractor fan with isolator switch.

Bedroom Three

3.91m x 3.27m

Large enough for a King-size bed and associated furniture, as required. Central Heated radiator and Double Glazed windows to the rear elevation, with garden views.

Bedroom Four

3.27m x 3.23m

Spacious enough to accommodate a double bed and associated furniture, as required. Central Heated radiator and Double Glazed windows to the front elevation.

Unique Reference Number

LCLG

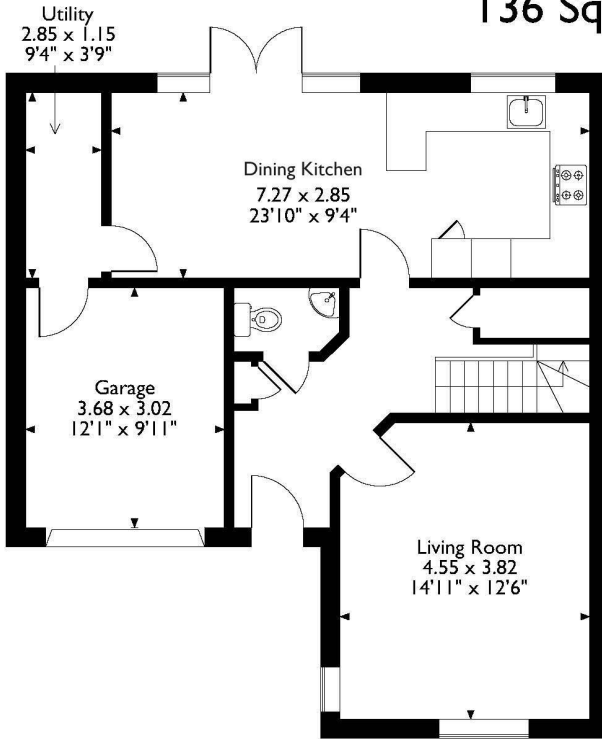
Disclaimer

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.

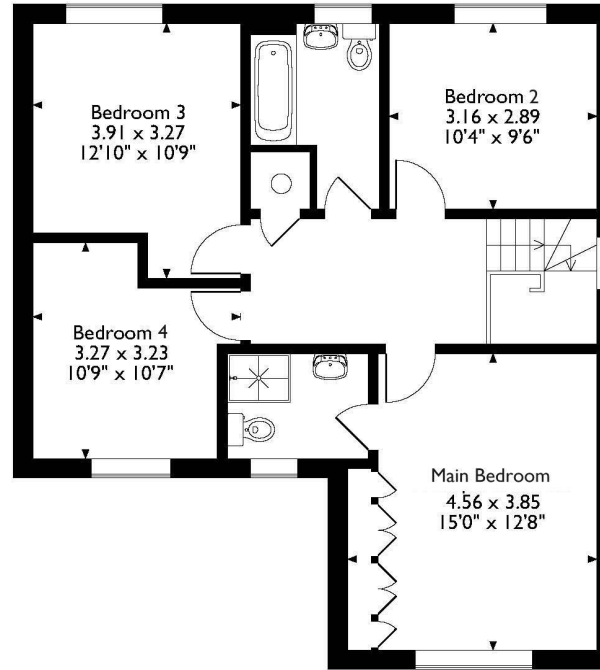


Alder Crescent, Normanton

Approximate Gross Internal Area 136 Sq M/1464 Sq Ft



Ground Floor



First 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.

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			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(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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