



Castleford Road, Normanton, West Yorkshire

Spacious accommodation set over three floors | Contemporary upgraded design | Low maintenance gardens | Detached garage/workshop | Four double bedrooms | Two luxury bathrooms and an ensuite | Large dining kitchen | Utility Room

4 Bedroom Terraced House | Asking Price: **£250,000**

Rosedale
& Jones 

Castleford Road, Normanton, West Yorkshire

DESCRIPTION

Check out this huge home which has been modernised throughout to a very high standard, ideal for growing families! Great commuter links and only a short walk from Normanton Town Centre.

Key Features

- Spacious accommodation set over three floors
- Contemporary upgraded design
- Low maintenance gardens
- Detached garage/workshop
- Four double bedrooms
- Two luxury bathrooms and an ensuite
- Large dining kitchen
- Utility Room



LOCATION

Situated within walking distance of Normanton Town Centre, the property benefits from many nearby amenities. There are two local parks, a number of supermarkets, pubs, shops and restaurants. Transportation links are also excellent with motorway access provided by the M1, A1 and M62, not to mention the regular public transportation links into the surrounding cities of Leeds and Wakefield.

EXTERIOR

Front

Very low maintenance, with decorative stone and seating area. Plenty of off street parking is available.

Rear

Low maintenance patio area leading to the single detached garage to the rear which is suitable for a car or transit van, but currently used as a workshop and for storage.

INTERIOR - Ground Floor

Living Room

4.87m x 4.52m

The space is very bright and open. The room can easily accommodate a selection of furniture layouts, as required. The room features high ceilings and premium quality hardwood flooring. Central Heated radiator, Double Glazed windows and a UPVC exterior door with Double Glazed glass to the front aspect.

Kitchen/Dining Room

4.58m x 4.33m

This stunning spacious kitchen offers plenty of storage capacity with features including fitted units with 'soft close' draws and a 1.l 'Belfast' sink with a premium immediate boiled water tap and solid granite worktops. Supported appliances include: a freestanding American fridge freezer and a stunning four oven gas Aga which is ideal for big families. The space can comfortably accommodate an eight to ten seated dining table and chairs. The space also benefits from premium quality hardwood flooring through out, which matches the living room. Central Heated radiator, Double Glazed windows and Double Glazed UPVC exterior patio doors leading into the garden at the rear.

Utility Room

2.57m x 2.23m

Plenty of storage units, with space for a washing machine and a tumble dryer. Built-in microwave and steam oven. Vertical designer radiator, Double Glazed windows to the side aspect and a Double Glazed external door which leads into the rear garden.

W/C

A wash basin with under the counter storage units and a w/c. Central Heated 'chrome' towel rack. LED mirror and 'frosted' window to the rear aspect.

Basement

Storage space with lighting.

INTERIOR - First Floor

Landing

Spacious, bright and well presented with a Central Heated radiator.

Bedroom Two

3.05m x 2.42m

Suitable for a double bed and some associated furniture, as preferred. Central Heated radiator and Double Glazed windows to the front elevation

Bathroom

A beautifully designed modern bathroom installation, complete with premium quality tiling, a luxurious all-in-one steam/sauna hydro massage with body jets and multi function shower system. A w/c, a wash basin with unit storage underneath and a bathtub with shower. There is also an extractor fan, a Central Heated 'chrome' towel rack and a Double Glazed 'frosted' window to the rear elevation.

Bedroom Three

4.03m x 2.04m

Another double bedroom and some associated furniture, as preferred. Central Heated radiator and Double Glazed windows to the front elevation. A walk-in wardrobe also offers a nice feature.

Bedroom Four

3.61m x 3.47m

Suitable for a king size bed and some associated furniture, as preferred. Central Heated radiator and Double Glazed windows to the rear elevation.

En-Suite

Features include: premium tiling, a large standing shower with a glass water guard, a w/c and a wash basin with unit storage underneath and an LED mirror. Central Heated chrome towel rack and extractor fan. 'Frosted' Double Glazed windows to the rear elevation

INTERIOR - Second Floor

Principal Bedroom

6.05m x 4.52m

Stunning bedroom with high ceilings and plenty of space for a corner sofa, plenty of storage units and a king size bed. A tall vertical designer radiator and two Double Glazed Velux windows to the rear and front elevations.

Principal En-Suite

Another very spacious luxury bathroom with premium tiling, a large Jacuzzi bath (with LED lights) and a standing shower with glass water guard. A w/c and a wash basin with unit storage underneath and an LED mirror. Central Heated 'chrome' towel rack and a Double Glazed Velux window to the rear 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.



Castleford Road, Normanton
 Approximate Gross Internal Area
 Main House = 141 Sq M/1518 Sq Ft
 Garage/Outbuilding = 17 Sq M/183 Sq Ft
 Total = 158 Sq M/1701 Sq Ft



Basement

Ground Floor

First Floor

Second 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			
(81-91) B			
(69-80) C		69	83
(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

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to sell or let?

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