



Aspen Avenue, Normanton, West Yorkshire

Modern property | Four double bedrooms | Large dining kitchen | Study - ideal if you work from home | Ensuite facilities | Utility | Available from 4/02/25 for 18 month period

4 Bedroom Detached House | Asking Price: **£1,749 Per month**

Rosedale
& Jones

Aspen Avenue, Normanton, West Yorkshire

DESCRIPTION

A spacious and modern property with a large garden, situated within a popular residential estate. Available from the 4th of February 2025 for an 18 month period. Fully furnished is preferred, but will also consider unfurnished.

Key Features

- Modern property
- Four double bedrooms
- Large dining kitchen
- Study - ideal if you work from home
- Ensuite facilities
- Utility
- Available from 4/02/25 for 18 month period



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

Low maintenance, consisting of a small grass lawn, decorative stone and a flagged walkway. Off street parking available for two vehicles on the driveway and a detached garage.

Rear

A substantial rear garden which consists of a well kept grass lawn and a small patio area for some external furniture. The garden is enclosed on all sides, ideal for pets or young children.

INTERIOR - Ground Floor

Entrance Hall

Very spacious and practical, with plenty of space for shoe and coat storage and premium quality tiled flooring throughout. Central Heated radiator and a composite exterior door with 'frosted' Double Glazing to the front aspect.

Dining Kitchen

6.85m x 2.85m

A modern fitted design, with an open plan layout. This fully fitted premium quality kitchen consists of modern units with 'soft close' draws, Quartz worktops, a fridge freezer, a dishwasher, an electric oven and grill, four gas 'ring' hobs, with an extractor fan above and a 1.5l inset sink and drainer with drainage carved into the worktops. The room is also large enough to comfortably accommodate a six seated dining suite. Double Glazed windows to the front aspect and Double Glazed French doors to the rear aspect, which lead straight to the garden - wonderful for entertaining.

Lounge

4.58m x 3.26m

A beautifully presented space which can accommodate a range of furniture layouts, in addition to storage furniture as required. Double Glazed French doors to the rear aspect.

Study

2.19m x 2.18m

Perfect for working from home, with enough space for a desk, chair and some storage furniture, as required. Central Heated radiator and Double Glazed windows to the front aspect.

W/C & Utility

Very spacious once again, with matching premium quality tiled flooring. Features include: Quartz worktops with an inset wash basin and a W/C. Central Heated radiator, an extractor fan with isolation switch and a 'frosted' Double Glazed window to the rear aspect.

INTERIOR - First Floor

Landing

Very light and spacious. Central Heated radiator. Loft access.

Bedroom One

4.05m x 3.32m

A very large bedroom which can comfortably support a Super-king bed and additional storage units. The room also features fitted wall-length wardrobes. Central Heated radiator and Double Glazed windows to the front elevation.

En-Suite

features including, a W/C, a floating wash basin, a shower cubicle with glass water guard and handheld shower fixture, in addition to premium wall and floor tiling. Central Heated radiator, a 'frosted' Double Glazed window to the front elevation and an extractor fan complete with isolation switch.

Bedroom Two

2.71m x 3.16m

Suitable to accommodate a double bed and additional storage furniture if required. Central Heated radiator and Double Glazed windows to the rear elevation.

Bathroom

A contemporary design with premium wall and floor tiling. Features include a W/C, a floating wash basin, a bathtub with a standing shower and glass water-guard. Extractor fan and isolation switch, a Central Heated towel rack and a Double Glazed 'frosted' window to the rear elevation

Bedroom Three

3.60m x 2.91m

Another spacious bedroom which can comfortably accommodate a double bed and additional storage furniture as required. The room also benefits from fitted wardrobes. Central Heated radiator and Double Glazed windows to the rear elevation.

Bedroom Four

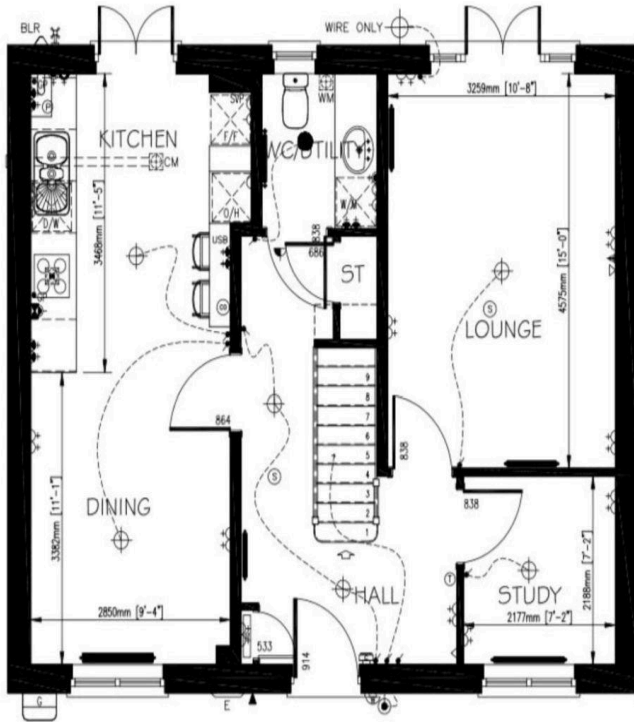
3.16m 2.91m

A spacious bedroom which can also comfortably support a double bed and additional storage furniture as required. Central Heated radiator and Double Glazed windows to the front elevation.

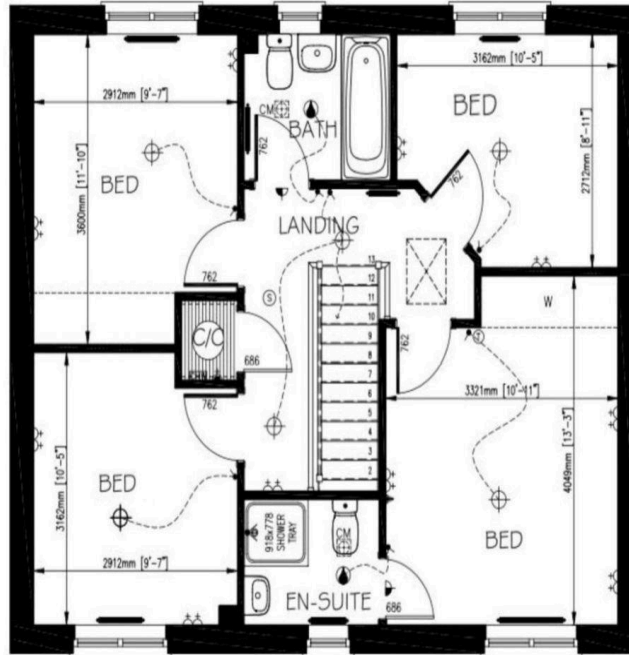
Disclaimer

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





GROUND FLOOR PLAN (AS)



FIRST FLOOR PLAN (AS)

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			93
(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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