



Falmouth Avenue, Normanton

West Yorkshire, WF6 2EB

Asking Price:

£195,000

Holroyd Miller have pleasure in offering for sale this three-bedroom semi-detached house occupying a pleasant and quiet location on the edge of Normanton town centre yet within easy reach of its amenities including its bustling high street and local train station and schools. The property has both gas fired central heating and double glazing and comprises entrance hall leading to spacious living room with feature Adam style fire place, understairs storage opening to dining room with patio doors leading onto the rear garden, kitchen having built in oven and hob. To the first floor, three bedrooms, two having built in wardrobes, house bathroom with shower over bath. Outside, the property has garden areas to the front, driveway provides off street parking and leads to single car garage. To the rear, generous garden with decking area, further lawn garden. Ideal for the young family or first-time buyer. Offered with No Chain, Viewing Essential.



Entrance Hall

With double glazed entrance door and window, double panel radiator.

Living Room 15'5" x 11'11" max (4.7m x 3.63m max).

Having feature Adam style fire surround with marble inset and hearth with electric fire, double glazed window, single panel radiator, understairs storage cupboard containing central heating boiler, opening to...



Dining Room 8'9" x 7'8" (2.67m x 2.34m).

With sliding double glazed patio doors leading onto the rear garden, double panel radiator.

Kitchen 7'1" x 8'11" (2.16m x 2.72m).

Fitted with a matching range of wall and base units, worktop areas, stainless steel sink unit, single drainer, tiling between the worktops and wall units, fitted oven and hob, plumbing for automatic washing machine, double glazed window.

Stairs lead to First Floor Landing

With double glazed window, built in storage cupboard.



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Bedroom to Front 8'7" x 12'6" (2.62m x 3.8m).
With built in mirrored wardrobes, double glazed window, single panel radiator.

Bedroom to Front 9'5" x 6'7" (2.87m x 2m).
With double glazed window, single panel radiator.

Bedroom to Rear 8'8" x 8'4" (2.64m x 2.54m).
Having built in wardrobes, double glazed window, single panel radiator.

House Bathroom

Furnished with white suite, comprising pedestal wash basin, low flush w/c, panelled bath with shower attachment, tiling, double glazed window, single panel radiator.

Outside

The property has open plan lawn garden to the front, driveway to the side leads to single car garage. To the rear, generous garden with decking area leading off from the dining room, further lawn garden, all being enclosed.



Council Tax Band - B

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.

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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract