

**17 Woodhouse Mount,
Normanton, WF6 1BN**

- # A 3 Bedroom Inner Terrace House
- # Gas central heating & UPVC double glazing
- # Kitchen has a range of modern base and wall mounted cupboards
- # Bathroom contains a 3-piece suite with a shower over the bath
- # Garden to front, enclosed rear yard with outbuilding.
- # Off Road Parking
- # Additional good size enclosed rear garden
- # Energy Rating 'C'

GUIDE PRICE**£150,000**

DESCRIPTION

We are pleased to offer for sale this Three Bedroom Inner Terrace House situated within a popular location that is within easy reach of the town's amenities. Occupying an elevated position, the property has a garden area to the front. The accommodation has gas fired central heating and UPVC double glazing and the kitchen has a range of modern base and wall mounted cupboards. To the first floor the bathroom contains a white 3-piece suite with a shower over the bath.

Immediately to the rear there is an enclosed yard that incorporates a brick outbuilding and beyond a shared rear service road there is a good size and attractively maintained rear garden.

The accommodation comprises: -

GROUND FLOOR

FRONT ENTRANCE HALL with a central heating radiator.

LOUNGE: - 13ft 6in x 11ft 2in (4.12m x 3.41m) with a tiled fire surround and hearth, coving to ceiling and a central heating radiator.

DINING KITCHEN: - 14ft x 13ft 4in (4.28m x 4.08m) with a range of modern style cupboard and drawer units, worktops with tiling above, stainless steel sink unit, electric cooker point, plumbing for washer, store cupboard under stairs and a central heating radiator.

Staircase leads up to: -

FIRST FLOOR

LANDING

FRONT BEDROOM No. 1: - 11ft 2in x 10ft 7in (3.24m x 3.41m) with central heating radiator.

REAR BEDROOM No. 2: - 13ft 5in x 8ft 4in (4.1m x 2.54m) with double panel central heating radiator.

FRONT BEDROOM No. 3: - 8ft 3in x 6ft 6in (2.25m x 1.98m) with double panel central heating radiator.

BATHROOM contains a 3-piece suite that includes a panelled bath with shower above, wash basin and a low flush w.c. Central heating radiator.

STORE CUPBOARD over the stairs with wall mounted 'Worcester' gas fired boiler.

OUTSIDE: - The property has a garden to the front and immediately to the rear there is an enclosed yard with two brick outbuildings and beyond a shared rear service/access road there is a well maintained good size enclosed garden. Off road parking

COUNCIL TAX

Wakefield MDC Property Band A

SERVICES

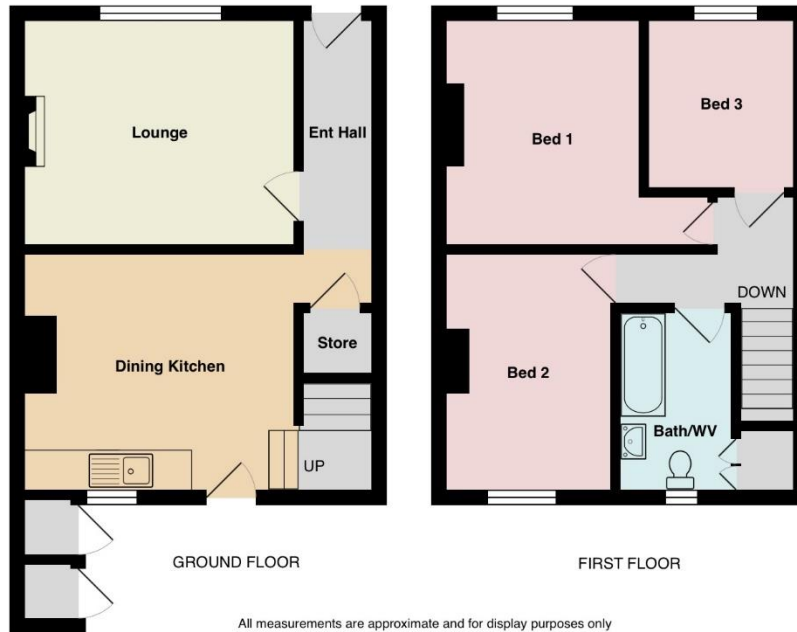
All Mains Services are assumed to be connected and gas central heating is installed.

TENURE

Freehold.

VIEWING

Strictly by prior appointment with the Agents



NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property

17 Woodhouse Mount, Normanton, WF6 1BN - March 2021

