

**3 Castleford Road,  
Normanton, WF6 2DP**



- # Detached Double Fronted Workshop/Offices and Living Accommodation.
- # Approx. 178m sq. (1920ft sq.) of office space and workshops to the ground floor
- # 4 Bed First Floor Flat – 167m sq. (1803ft sq.)
- # Flat has Two Reception Rooms, Four Bedrooms, & Two Bathrooms.
- # Modern fitted kitchen.
- # Patio/Terrace to the rear and parking with garage.
- # Energy Rating TBC

GUIDE PRICE

**£400,000 to  
£425,000**

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#### **DESCRIPTION**

We are pleased to offer for sale, this substantial Detached Property, to which was formerly the historic White Swan Public House. The original building has been carefully restored back to its original exterior by the current owner and is a double fronted stone built property which has been extended to the rear. The building now offers approximately 178m sq. (1920ft sq.) of workshop and offices to the ground floor and a self contained four bed, two bathroom flat (167m sq., 1803ft sq.) to the first floor.

With separate services to the two floors, the ground floor provides an excellent opportunity for either retail facilities or to be used in its current form as offices with workshop and storage. The first floor flat is finished to a high standard with gas central heating, UPVC double glazed windows and has an attractive modern fitted kitchen with integrated appliances, two sitting rooms, the main house bathroom has a four piece suite with corner bath and separate shower cubicle and there is an en-suite shower room to the main bedroom. In addition there is a composite decked terrace/sitting area at the rear with a summerhouse and incorporated within the site is a tarmac car park with a driveway to the side of the main building.

#### **GROUND FLOOR**

##### **FRONT ENTRANCE LOBBY**

**RECEPTION COUNTER:** - 16ft 4in x 14ft 5in (4.99m x 4.41m) with central heating radiator.

**OFFICE:** - 17ft 11in x 11ft 5in (5.46m x 3.48m) with exposed stone chimney breast and walls to recess and a double panel central heating radiator.

**OFFICE:** - 26ft x 11ft 9in (7.94m x 3.58m) with one wall being in exposed stone and with two central heating radiators.

**WORKSHOP:** - 35ft x 24ft 8in (10.67m x 7.53m) and has the original moulded cornices to the ceiling and two central heating radiators.

**KITCHENETTE** with worktop and stainless steel sink unit together with wall mounted 'Worcester' gas fired boiler.

**W.C.** with a low flush suite and washbasin.

**STORE:** - 9ft 4in x 3ft 3in (2.86m x 1m)

**WORKSHOP:** - 22ft 6in x 14ft 1in (6.86m x 4.3m) overall but is split into two rooms and has two central heating radiators.

#### **FIRST FLOOR**



34 Ropergate, Pontefract WF8 1LY Tel: 01977 780599  
Also at Normanton 01924 893176

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**GROUND FLOOR ENTRANCE LOBBY** with staircase that leads to: -

**LANDING/RECEPTION** with a central heating radiator.

**CLOAKROOM** with a low flush w.c., washbasin and having tiled walls and floor and a central heating radiator.

**DINING KITCHEN:** - 15ft 10in x 12ft 4in (4.84m x 3.76m) and is fitted with a range of modern base and wall mounted cupboard/drawer units, worktops with panelling above, 1½ basin sink unit, built in split level 5 ring gas hob with extractor hood above, electric double oven and microwave, integrated washing machine, refrigerator and freezer and a central heating radiator.

**LOUNGE:** - 20ft 3in x 15ft 5in (6.19m x 4.71m) with two central heating radiators.

**SITTING ROOM:** - 25ft 5in x 10ft (7.75m x 3.05m) with two central heating radiators and inset lighting to ceiling.

**STORE ROOM:-** 9ft 8in x 4ft 4in (2.97m x 1.33m) with wall mounted 'Worcester' gas combination boiler.

#### **INNER HALL**

**FRONT MAIN BEDROOM:** - 15ft 7in x 14ft 9in (4.76m x 4.49m) with central heating radiator and has an **ENSUITE SHOWER ROOM** that incorporates a shower cubicle, wash basin and low flush w.c. Tiled walls and floor and inset lighting to ceiling. Towel radiator.

**SIDE BEDROOM 2:** - 3.71m x 3.11m with a central heating radiator and a range of fitted wardrobes and dressing table.

**SIDE BEDROOM 3:** - 10ft 9in x 10ft 9in (3.28m x 3.16m) with a central heating radiator.

**FRONT BEDROOM 4:** - 11ft 5in x 8ft (3.46m x 2.45m) plus entrance and with a central heating radiator.

**BATHROOM:** - 9ft 6in x 7ft 6in (2.91m x 2.3m) with a modern 4-piece suite that comprises of a corner bath with shower attachment, separate shower cubicle, pedestal wash basin and a low flush w.c. Inset lighting to ceiling and a towel radiator.

**OUTSIDE:** - The property has a

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There is a driveway to the side of the property that leads to a tarmac car parking area and also a single attached garage.

**SERVICES:** - All mains services are understood to be connected. The ground and first floors have their own electricity, water and gas supplies and each has their own central heating boiler/system.

**TENURE:** - Freehold

**RATES:** - The ground floor has a rateable value under the 2017 rating list of £10,500. The premises are described as 'Showroom & Premises).

*"At present 100% relief (doubled from the usual rate of 50%) is levied for properties with a rateable value of £12,000 or less.*

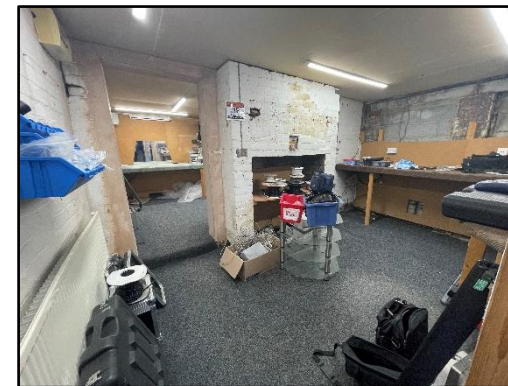
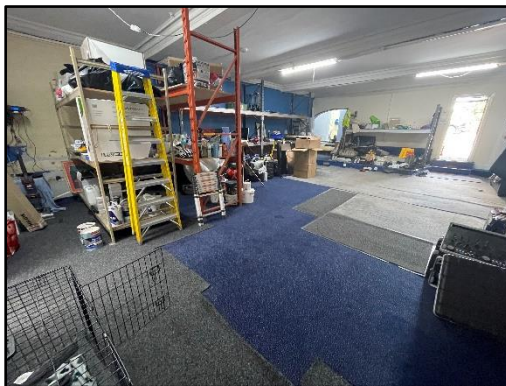
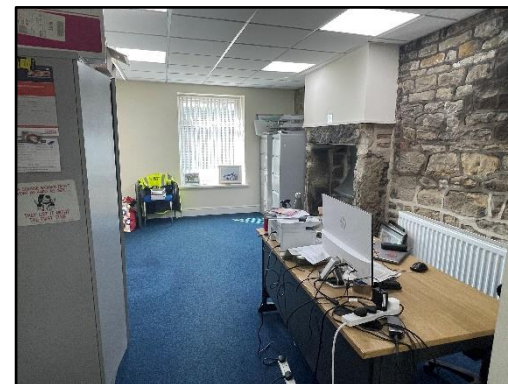
*This means you won't pay business rates on properties with a rateable value of £12,000 or less." Conditions apply if you have more than one premises, visit [www.voa.gov](http://www.voa.gov) for more information.*

**Council Tax:** - The first floor living accommodation is in Council Tax Band 'A'.

**VIEWING:** - Strictly by arrangements with the Agents.



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**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 Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Agents – Abson Blaza Property Services.





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