

**24 Drury Lane, Altofts,  
Normanton, WF6 2JN**



- # We are pleased to offer for sale this substantial End Terrace Property
- # Situated within an established and popular position
- # Spacious Reception Hall, 2 Reception Rooms and Kitchen.
- # 2 Basement Rooms
- # 3 Bedrooms, Bathroom and separate w.c.
- # Gas Central Heating and UPVC double glazing
- # Small garden to front & yard/garden to rear with shed
- # Energy Rating D

**PRICE****£200,000**

## DESCRIPTION

We are pleased to offer for sale this substantial End Terrace Property situated within an established and popular location. A substantial property with a spacious reception hall, two ground floor reception rooms plus kitchen, basement rooms and to the first floor there are three bedrooms, bathroom and a separate w.c. The accommodation has gas fired central heating and also UPVC double glazing and has small garden area at the front and an enclosed garden to the rear where there is also an attached shed.

**The Accommodation comprises: -**

## GROUND FLOOR

**COMPOSITE ENTRANCE DOOR into: -**

**RECEPTION HALL** with moulded cornice to ceiling and a central heating radiator. Access to cellar.

**LOUNGE:** - 14ft 8in x 13ft 6in (4.48m x 4.13m) with a fire surround with marble effect insert/hearth, moulded cornice and light rose to ceiling, moulded picture and dado rails, central heating radiator and sliding doors that open through into: -

**DINING ROOM:** - 14ft 5in x 14ft 2in (4.39m x 4.32m) also having a period style fire surround with electric fire, built in cupboards to recess, moulded cornice and light rose to ceiling, dado rail and a double panel central heating radiator.

**KITCHEN:** - 10ft 4in x 7ft 7in (3.15m x 2.31m) with a range of base and wall mounted cupboard and drawer units, worktops, tiling to walls, stainless steel sink unit, wall mounted 'Worcester' gas boiler and plumbing for automatic washer. Rear Entrance.

## BASEMENT

Accessed from the reception hall, the cellar extends beneath the front living room and reception hall where there are two rooms.

**STAIRCASE** leads to: -

## FIRST FLOOR

**LANDING** with coving to ceiling and central heating radiator.

**W.C.** that has a low flush suite and wash basin.

**FRONT BEDROOM No. 1:** - 13ft 7in x 12ft 8in (4.15m x 3.87m) with coving to ceiling and a central heating radiator.

**FRONT BEDROOM No. 3:** - 10ft 3in x 7ft 9in (3.14m x 2.32m) with coving to ceiling and a central heating radiator.

**REAR BEDROOM No. 2:** - 14ft 5in x 14ft 3in (4.39m x 4.34m) with coving to ceiling and central heating radiator. Ornamental fire surround and access to: -

**BATHROOM:** - 10ft 4in x 7ft 11in (3.15m x 2.24m) with a white suite that includes a rectangular panelled bath with an electric shower above, wash basin, part tiled walls and a central heating radiator.

## OUTSIDE

The property has a small garden area to the front and there is an enclosed yard/garden to the rear where there is also an attached shed.

## SERVICES

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

## TENURE

Freehold with the benefit of vacant possession.

## COUNCIL TAX BAND

Wakefield MDC - B

## VIEWING

Strictly by prior appointment with the Agents  
Abson Blaza Property Services 01977 780599.









**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