

**5 Dalefield Road,  
Normanton, WF6 1HD**



- # Mid Through Terrace Property in popular location.
- # Two Reception Rooms and Four Bedrooms.
- # Useful Cellar
- # Gas central heating & UPVC double glazing
- # Small forecourt area to the front and enclosed rear garden/yard
- # Convenient location for schooling and the town's centre
- # Energy Performance Rating D

**GUIDE PRICE****£169,950**

## DESCRIPTION

We are pleased to offer for sale this spacious Inner Terrace Property situated within a popular location that is convenient for schooling and the town's centre. Having gas fired central heating and UPVC double glazing, the property includes a reception hallway, two ground floor reception rooms together with kitchen that includes a range of base and wall mounted cupboards with built in split level oven/hob and refrigerator/freezer, a useful cellar that provides storage and to the first floor there are four bedrooms together with a bathroom and w.c. Outside there is a forecourt area to the front and an enclosed garden/yard to the rear.

**The Accommodation comprises: -**

**FRONT ENTRANCE HALL** with central heating radiator.

**LOUNGE:** - 13ft 1in x 11ft 5in (3.99m x 3.48m) plus a splayed bay window to the front and a double panel central heating radiator.

**LIVING/DINING ROOM:** - 13ft 9in x 12ft 2in (4.29m x 3.71m) with central heating radiator and patio doors that lead into the rear garden.

**KITCHEN:** - 12ft 8in x 7ft 9in (3.87m x 2.38m) with a range of base and wall mounted cupboard/drawer units, worktops, stainless steel sink unit, built in split level 'Lamuna' double oven/grill and gas hob, integrated refrigerator/freezer, plumbing for washer and a central heating radiator. Access to: -

## CELLAR

**Room No. 1:** - 13ft 4in x 11ft 8in (3.56m x 4.07m).

**Room No. 2:** - 10ft 1in x 3ft 5in (3.07m x 1.05m).

**STAIRCASE** from entrance hall to: -

## FIRST FLOOR

**LANDING** with storage cupboard.

**REAR BEDROOM No. 1:** - 13ft 9in x 9ft 8in (4.19m x 2.95m) with central heating radiator.

**FRONT BEDROOM No. 2:** - 13ft 1in x 7ft 4in (4m x 2.15m) with central heating radiator.

**FRONT BEDROOM No. 3:** - 9ft 11in x 7ft 5in (3.04m x 2.16m) with central heating radiator.

**REAR BEDROOM No. 4:** - 7ft 10in x 6ft 2in (2.38m x 1.88m) with double panel central heating radiator.

**BATHROOM:** - contains a 3-piece suite which includes a shaped bath with glass shower screen, wash basin and a low flush w.c. Tiling to walls and floor and chrome towel heater.

## OUTSIDE

There is forecourt to the front and an enclosed yard and garden to the rear.

## SERVICES

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

## TENURE

Freehold

(Please note this property is currently let to which the tenants have been served notice to vacate which will be in May 2024 – or sooner).

## 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