

**5 Clarkson Court,
Normanton, WF6 1NH**

- # Detached Bungalow in a cul-de-sac position
- # Lounge, Kitchen, Conservatory
- # Three Bedrooms (one with en-suite Shower)
- # Kitchen includes built in split level oven/hob and refrigerator
- # Built in wardrobes to two bedrooms,
- # Gardens to the front and rear and driveway
- # Detached garage
- # Energy Performance Rating D

GUIDE PRICE**£300,000**

DESCRIPTION

We are pleased to offer for sale this Detached Bungalow that is situated within a pleasant cul-de-sac location within easy reach of the town's centre. Having gas fired central heating and UPVC double glazing, the accommodation also features a front entrance porch and a conservatory extension to the rear. The kitchen is fitted with a range of base and wall mounted cupboard/drawer units that incorporate a built in split level oven and hob and refrigerator. Two of the bedrooms include fitted/built in wardrobes with the main bedroom having an en-suite shower room. Outside, the property has a triangular shaped lawned garden to the front with a block paved driveway that leads to the single detached garage and a private mature enclosed garden to the rear that incorporates a patio, lawn and mature garden borders.

The Accommodation comprises: -

FRONT ENTRANCE PORCH

LOUNGE: - 14ft 4in x 11ft 10in (4.54m x 3.61m) plus a splayed bay window to the front, period style fire surround with a marble effect insert/hearth and a living flame gas fire, coving to ceiling and a double panel central heating radiator.

KITCHEN: - 13ft 6in x 7ft 9in (4.13m x 2.37m) and has a range of base and wall mounted cupboard/drawer units that incorporate a glazed display cabinet, worktops with tiling above, sink unit, built in split level 'Phillips' gas hob and 'Nef' double oven/grill, integrated refrigerator and plumbing for automatic washer. Central heating radiator and store cupboard with wall mounted gas boiler.

CONSERVATORY: - 10ft 3in x 7ft 11in (3.13m x 2.42m) overall with a tiled floor and a double panel central heating radiator.

INNER HALL (off lounge) with access to roof space and a central heating radiator.

REAR BEDROOM No. 1: - 11ft 10in x 9ft 8in (3.61m x 2.96m) and includes a range of fitted

wardrobes with two bedside drawer units, coving to ceiling and a central heating radiator.

EN-SUITE SHOWER ROOM with tiled walls.

FRONT BEDROOM No. 2: - 10ft 1in x 8ft 1in (3.08m x 2.5m) and includes a range of fitted wardrobes and drawer units, coving to ceiling and a central heating radiator.

FRONT BEDROOM No. 3: - 7ft 11in x 7ft (2.2m x 2.15m) with coving to ceiling and a central heating radiator.

BATHROOM: - 6ft 7in x 5ft 8in (2m x 1.73m) and includes a 3-piece suite with panelled bath, wash basin and a low flush w.c. Central heating radiator.

OUTSIDE

The property has an attractive lawned garden to the front. There is a block paved driveway that extends to the side of the property to a brick built single detached garage with light and power supply. Enclosed rear garden with a patio area, steps up to a lawned garden with mature borders.

SERVICES

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

TENURE

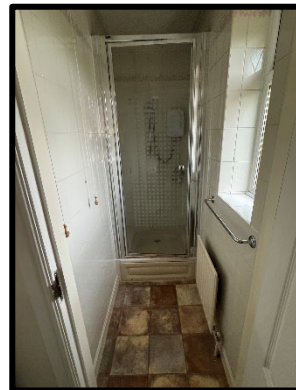
Freehold

COUNCIL TAX BAND

Wakefield MDC - C

VIEWING

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







For Information Purposes Only

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