

## Clayton Place, Normanton



**£995 Per Calendar Month**



3



1



1



72


An attractive modern three bedroom semi detached house presented to a good standard and situated in an enviable cul-de-sac location in this highly sought after area. With sealed unit double glazed windows and gas fired central heating. The property is within easy reach of local facilities as well as more extensive amenities available in the neighbouring town of Normanton. The M62 motorway is readily accessible.



- Available Mid January
- Large Reception Room
- Modern Kitchen Diner
- Conservatory
- Three First Floor Bedrooms
- Family Bathroom
- Garden to the Rear
- Council Tax Band B
- EPC GRADE C

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**

### Entrance Hall

UPVC double glazed entrance door with a double glazed side screen, double central heating radiator and stairs to the first floor landing. Laminate flooring.

### Lounge

14'8 x 11'7 (4.47m x 3.53m)

Window to the front, double central heating radiator, gas fire, useful display alcove and built in under stair cupboard.

### Kitchen

9'0 x 11'9 (2.74m x 3.58m)

Fitted with a range of base and wall units with work surfaces over, space and plumbing for a washing machine and fridge freezer.

### Conservatory

12'4 x 7'5 (3.76m x 2.26m)

This pleasant room has all round view of the garden.

### Landing

With a window to the side and loft access point.

### Bedroom One

12'0 x 8'7 (3.66m x 2.62m)

Window to the rear and a central heating radiator.

### Bedroom Two

11'11 x 6'0 (3.63m x 1.83m)

With a window to the front and a central heating radiator.

### Bedroom Three

9'5 x 5'7 (2.87m x 1.70m)

Window to the rear and a central heating radiator.

### Bathroom

6'2 x 5'6 (1.88m x 1.68m)

Fitted with a white three piece bathroom suite which comprises of a low flush wc, wash hand basin and a paneled bath.

### Exterior

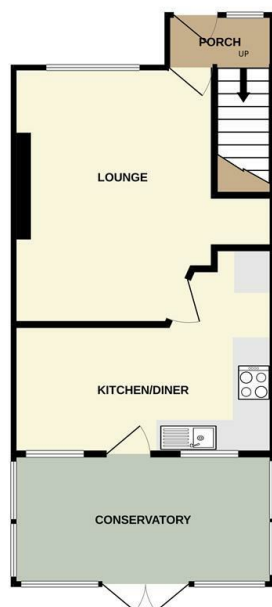
To the front the property has a modest garden together with driveway parking that leads to a further parking space to the side of the house. To the rear of the house there is a larger garden with a garden shed and a pleasant aspect.





## Floor Plan

GROUND FLOOR  
448 sq.ft. (41.5 sq.m.) approx.

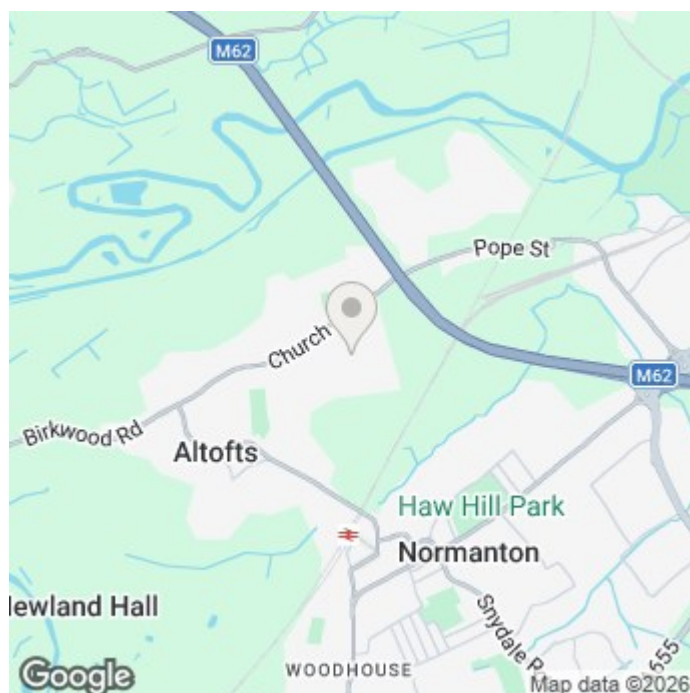


1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.




TOTAL FLOOR AREA: 774 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metaplan 10/2022



## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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