

**Ashgap Lane, Normanton**

**£750 Per Calendar Month**

**2**

**1**

**1**

**69**

Crown Estate Agents are delighted to present this 2 bedroom semi-detached home to the rental market. The property is situated within a very desirable residential area, overlooking a park and close to all local amenities including pubs, leisure facilities, shops and easily accessible transport links. With large front and rear garden space and onsite parking to the rear, this is perfect for a couple or small family.



- Available Now
- Good Sized Lounge
- Modern Kitchen
- Two Large Bedrooms
- Shower Room
- Garden to the Front and Rear
- Parking to the Rear
- Bond £750 Holding Fee £170
- EPC Grade C

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

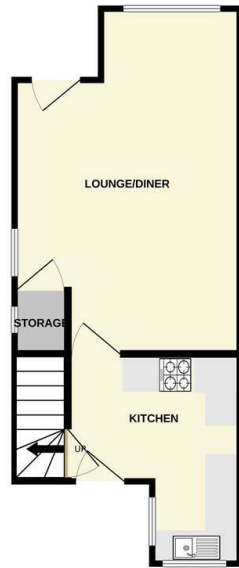
Opening hours:  
 Mon - Fri 9am - 5pm  
 Sat 10am - 2pm





Floor Plan

GROUND FLOOR  
287 sq.ft. (26.7 sq.m.) approx.

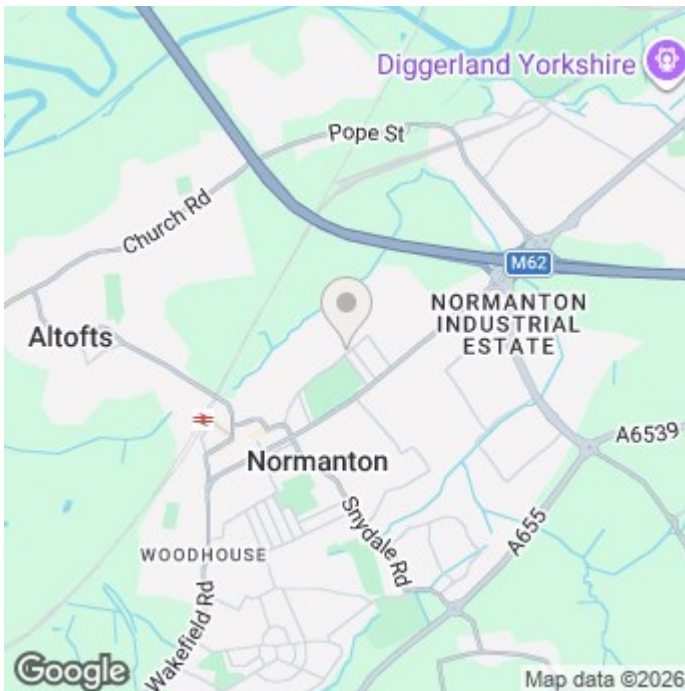


1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 571 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 checked and no guarantee as to their operation or efficiency can be given. Made with Metropix 10/23



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>69</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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