



CROWN

ESTATE AGENTS

Falmouth Road, Normanton



£1,395 Per Calendar Month



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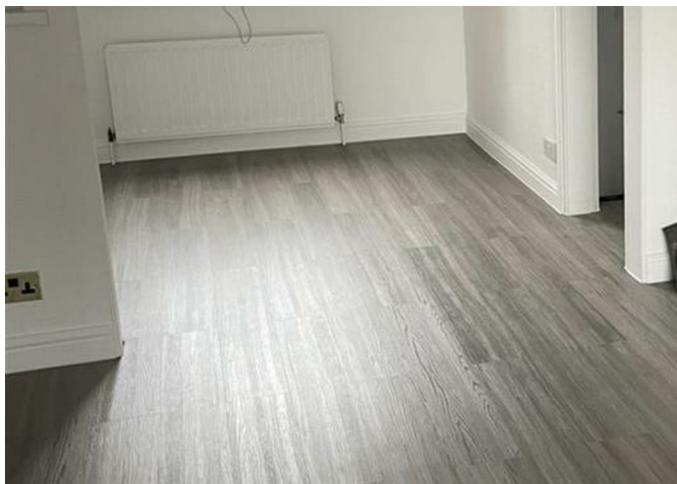


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Crown Estate Agents are pleased to present this recently renovated three-bedroom detached home on Falmouth Road, Normanton, available to rent at £1,395 per calendar month. Well suited to couples and families, the property offers a spacious lounge, separate dining room, fitted kitchen, three first-floor bedrooms and a family bathroom. Externally, there is an enclosed rear garden, a block-paved driveway and a detached garage. The property is conveniently located within walking distance of Normanton town centre and its amenities, with access to the M62 approximately two miles away. Additional pictures to follow.



- Good Sized Lounge
- Kitchen
- Three First Floor Bedrooms
- Family Bathroom
- Large Driveway
- Detached Garage
- Enclosed Rear Garden
- Council Tax Band C
- EPC Grade D

Call **01977 285 111** to view this property or visit 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**

Lounge

12'4" (max) x 15'3" (3.77 (max) x 4.67)

With a bay window to the front elevation, this large reception room has a feature fire and gas central heating radiator. Open plan to dining room.

Dining Room

7'8" x 8'2" (2.36 x 2.51)

With a window to the rear elevation.

Kitchen

7'4" x 14'2" (2.24 x 4.32)

Fitted with a range of base and wall units with work surfaces over, incorporating a single sink drainer with a mixer tap. Free standing electric oven, washing machine, and large fridge freezer.

Master Bedroom

10'1" (max) x 14'6" (3.08 (max) x 4.44)

With a window to the front elevation and fitted with a gas central heated radiator.

Bedroom Two

9'2" x 9'8" (2.80 x 2.95)

This is a good sized rear facing bedroom with a gas central heated radiator.

Bedroom Three

9'5" x 10'11" (max) (2.88 x 3.34 (max))

This is a good sized, front facing, single bedroom with built in, over stairs cupboard.

Family Bathroom

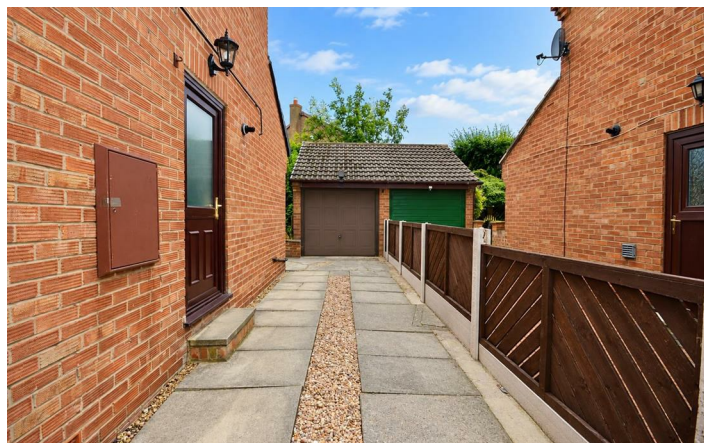
5'8" x 5'11" (1.73 x 1.81)

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

Externally

There is a garden to the front with a block paved driveway leading to a detached garage.

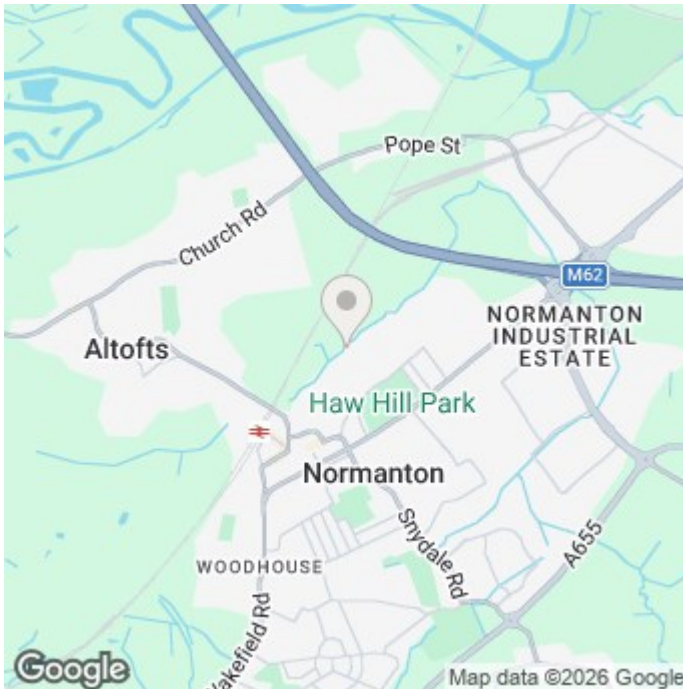
To the rear is a enclosed garden with a block paved patio area.



Floor Plan



TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, 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 operating efficiency can be given.
Made with Metropix C5022



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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