

Eskdale Croft, Normanton



Asking Price £275,000



3



1



2



61

The property is situated in a friendly neighbourhood, making it an ideal choice for families or those looking to settle in a community-oriented area. With local amenities, schools, and parks nearby, you will find everything you need within easy reach. This home presents a wonderful opportunity for those seeking a comfortable and spacious living environment in Normanton. Whether you are a first-time buyer or looking to relocate, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.



- Open Plan living
- Stylish and contemporary decor
- Downstairs cloaks
- Fabulous entertaining kitchen and dining area
- 3 Bedrooms
- Family Bathroom
- Separate Garage
- Well maintained outside space
- Council Tax Band B
- EPC rating D

Call **01777 285 111** to view this property or visit www.crownestateagents.com

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

Cloakroom

3'6" x 3'1" (1.07 x 0.96)

On entering the front of the property is a useful cloaks room with a low flush toilet and vanity wash hand basin. Also from the hall there is a separate cupboard housing the boiler.

Lounge

15'3" x 11'7" (4.65 x 3.55)

The Lounge area is bright, modern and sophisticated with two windows facing to the front of the property. With trending feature panelling to one wall. This space is perfect for relaxing in or entertaining. With a radiator and two stylish ceiling lights.

Kitchen

19'2" x 8'7" (5.86 x 2.64)

Continued through the open plan downstairs area is the designer kitchen with top of the range appliances including, an inset double sink, with an induction ceramic hob with a warming plate. A built in double oven and microwave. A full floor to ceiling range of wall units and cupboards including plumbing for a washing machine, integrated fridge freezer and dishwasher. With a wine cooler to complete the fabulous kitchen, finished with quartz work surfaces. There is a side breakfast bar perfect for grabbing a breakfast juice and french doors out to the garden.

Dining Area

27'8" x 11'6" (8.45 x 3.53)

With ample room for a large dining table for entertaining guests or seating a family. Complimented with further sleek cupboards for housing everyday items. This multi functional downstairs open plan living is both comfortable and contemporary.

Seating Area

6'7" x 7'4" (2.03 x 2.26)

The additional seating area off the Kitchen is another comfortable area for relaxation or for the children to play. With bright windows opening up the space more.

Bedroom one

11'7" x 16'2" (3.55 x 4.94)

Bedroom one has two windows filtering in sunlight and a radiator. Further modern light fittings compliment the main bedroom to the property.

Bedroom two

7'9" x 15'1" (2.37 x 4.61)

Bedroom Two is a good size and complimented by neutral décor and two windows looking out to the side of the property. There is a single radiator in the room.

Bedroom three

7'9" x 11'6" (2.38 x 3.53)

Bedroom three has built in wardrobe storage, a single radiator and windows looking out to the front of the property.

Family Bathroom

6'6" x 5'1" (2.0 x 1.56)

The family bathroom contains a low flush toilet and wash hand basin. With a panelled bath and plumbed in shower over. A tiled surround and integral light with a UPVC frosted window letting in the sunlight.

Rear Garden

The rear of the property has a pattern tiled driveway area bathed in sunshine on brighter days and is perfect for a seating area. While the back garden has a manicured grass area, easily maintained patio and separate garage.



Floor Plan

GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.

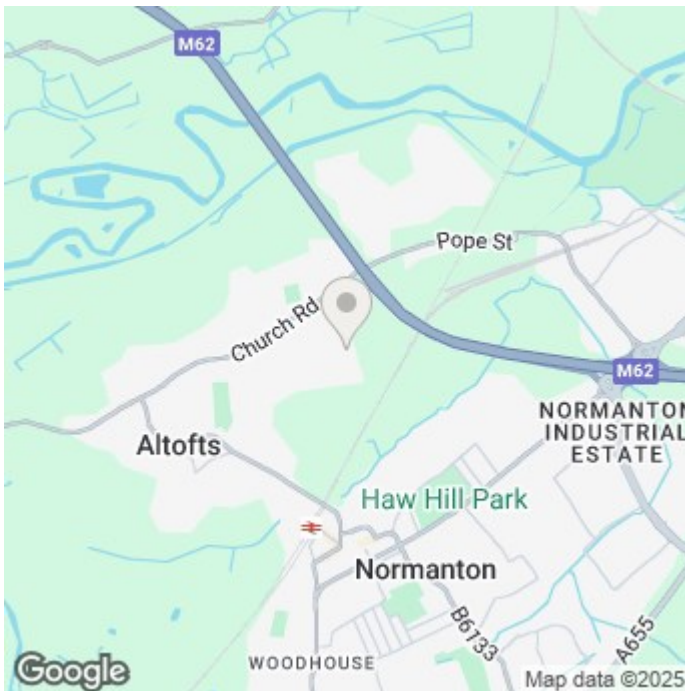


1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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 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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