



CROWN

ESTATE AGENTS

Swale Approach, Normanton



£900 Per Month



2



1



1



66

Welcome to this charming terraced house located on Swale Approach in Normanton. This delightful property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable living space. The house boasts a spacious reception room, perfect for relaxing or entertaining guests. One of the standout features of this home is the large garden, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. The garden is a wonderful addition, enhancing the overall appeal of the property and offering a private retreat from the hustle and bustle of daily life. The property is available for immediate occupancy, allowing you to settle in without delay. Additionally, the inclusion of white goods ensures that you have the essential appliances needed for modern living, making your move-in process even more convenient.



- Available Now
- White Goods Included
- Great Location
- Large Garden
- Off Road Parking
- EPC D
- Council Tax Band A

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**

Living/Dining Room

19'2" x 12'7" (5.85 x 3.84)

A good sized main reception room, TVpoint, patio doors to rear garden, window overlooking the rear garden, stairs to first floor and laminate flooring.

Kitchen

7'10" x 12'7" (2.41 x 3.85)

An array of wall and base units, Belfast style sink with drainer, gas hob, integrated oven, integrated fridge/freezer, integrated washing machine, under counter freezer, storage cupboard, radiator, laminate flooring and window to the rear.

Landing

Access to all first floor accommodation.

Bedroom One

12'7" x 8'1" (3.84 x 2.48)

A double bedroom with two windows, one to the front and the other to the rear, plug sockets and central heating radiator.

Bedroom Two

8'2" x 11'8" (2.51 x 3.58)

A double bedroom with window to the rear, plug sockets and central heating radiator.

Bathroom

6'4" x 6'5" (1.95 x 1.97)

Bath with shower over, WC, vanity unit, extractor fan, radiator and a window to the rear of the property.

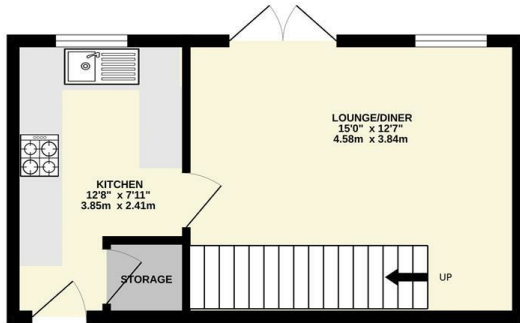
External

Large rear garden with two sheds and off road parking in allocated parking area to the side of the property.

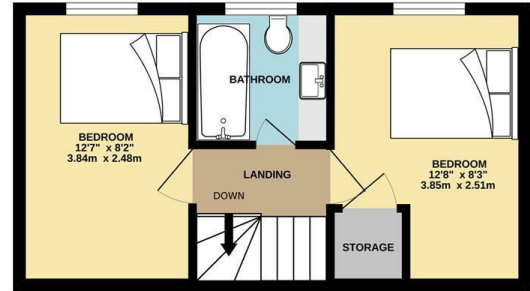


Floor Plan

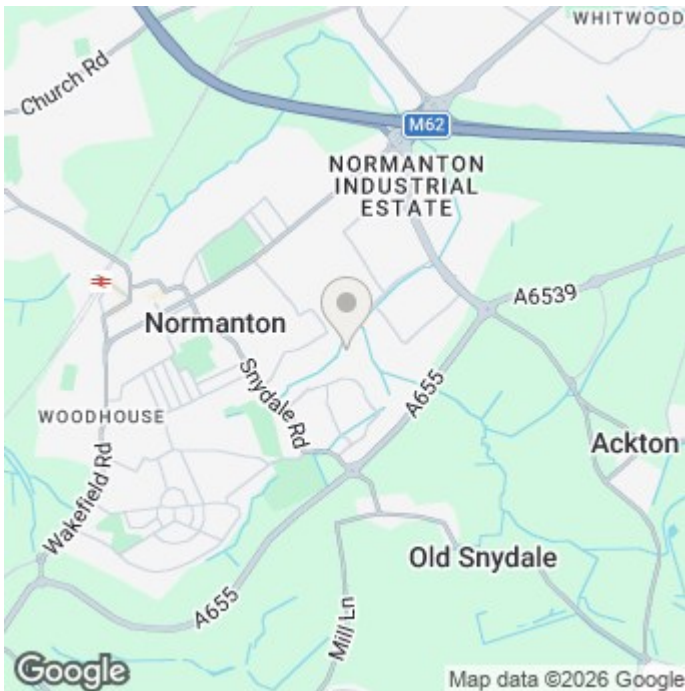
GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2026



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	87
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.

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.

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**