

**Crossman Drive, Normanton**

**£750 PCM**

**2**

**1**

**1**

**71**

Located in Normanton, this delightful two-bedroom end terrace house on Crossman Drive is now available to let. This property boasts a fantastic location, making it an ideal choice for those seeking a comfortable and convenient living space. The surrounding area of Normanton is known for its community spirit and accessibility to local amenities, including shops, schools, and parks. This makes it an excellent choice for those who appreciate a vibrant yet tranquil environment. In summary, this two-bedroom end terrace house on Crossman Drive presents a wonderful opportunity for anyone looking to rent in a desirable location. With its inviting living spaces and practical features, it is sure to meet the needs of modern living. Do not miss the chance to make this lovely property your new home.



- Spacious Through Lounge
- Modern Kitchen
- Two Double Bedrooms
- Family Bathroom
- Close to Local Amenities
- Gas Central Heated and Double Glazed Throughout
- Gardens to the Front and Rear
- EPC Grade C

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 Sat 10am - 2pm

### Living room

9'5" x 19'11" (2.87 x 6.07)

Spacious, open living area with a bay window to the front elevation. Feature fire place, radiator and television point.

### Kitchen

7'5" x 8'10" (2.26 x 2.69)

Fitted with a range of base and wall units with work surfaces over, incorporating a sink with mixer taps.

Door leading to the garden, window to the rear, integrated electric oven with gas hob and and built in fridge freezer.

### Staircase

Stairs leading to the first floor, fitted with carpet and a wooden banister.

### Landing

4'11" x 6'0" (1.50 x 1.83 (1.51 x 1.84))

With a window to the side elevation and doors leading to the bedrooms and family bathroom.

### Master bedroom

8'10" x 11'11" (2.69 x 3.63 (2.68 x 3.62))

Fitted with a built in wardrobe and cupboards to two walls. Window facing the front of the house with a radiator just below it. This bedroom also has a TV point.

### Bedroom Two

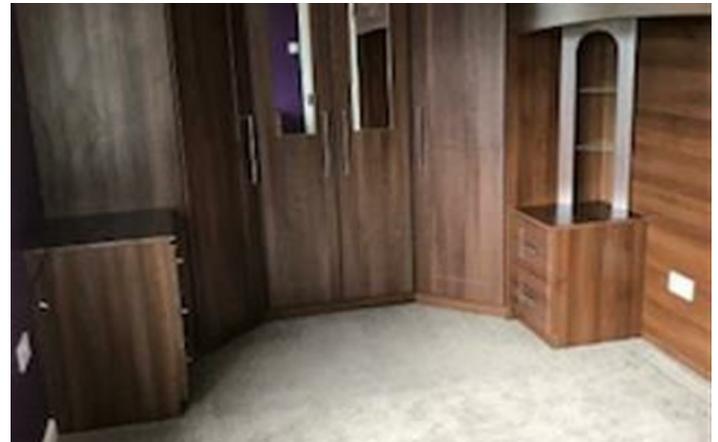
8'8" x 8'8" (2.64 x 2.64)

Good sized bedroom which has fitted wardrobe and cupboards, freshly decorated carpet flooring. Has a window, gas central heated radiator and TV point.

### Family bathroom

5'5" x 8'4" (1.65 x 2.54 (1.66 x 2.55))

Modern bathroom suite which includes a panelled bath, shower, hand wash basin and low flush WC. Fully tiled walls.



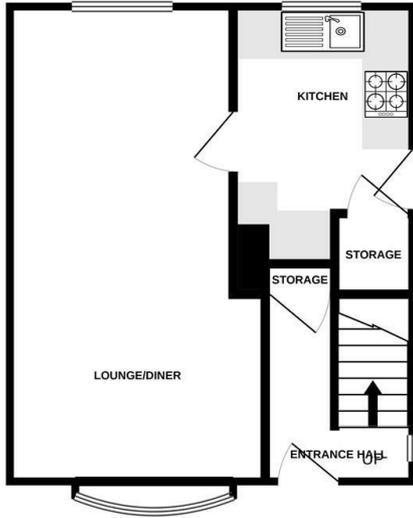
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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  CASTLE DWELLINGS

Floor Plan

GROUND FLOOR  
333 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.4 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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