



# CROWN

## ESTATE AGENTS

### Bodmin Drive, Normanton



**£650 Per Month**



1



1



1



65

Welcome to this quaint bungalow in the heart of Normanton. This cosy property is perfect for a single person, retired couple, or for those seeking a peaceful retreat in a lovely neighbourhood. One of the highlights of this property is its proximity to various amenities. The bungalow is conveniently located near a park, supermarkets, transport links, leisure centres, and many more amenities making it easy to access everything you need. Book a viewing today and experience the convenience and comfort that this property has to offer.



- Spacious Lounge
- Fitted Kitchen
- One Bedroom
- Shower Room
- Gated Drive and Garden
- Close to Local Amenities
- Council Tax Band A
- EPC Grade D

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

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

### Front View

A quaint property with a driveway and front garden.

### Lounge

The cosy lounge has a light and airy feel offering space to relaxation.

### Kitchen

The recently updated fully fitted kitchen has ample workspace for cooking and looks out to the side of the property.

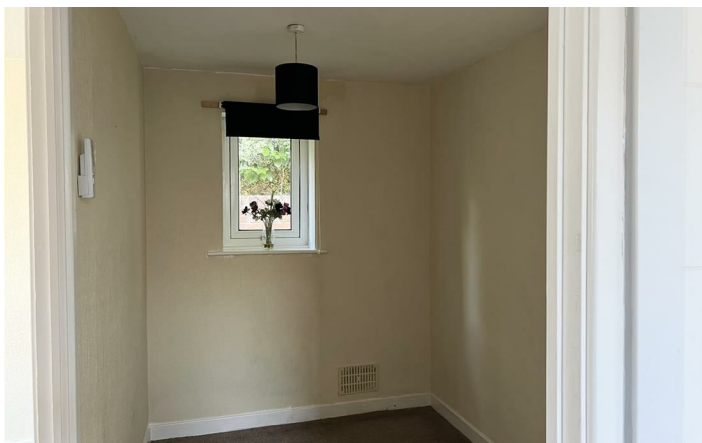
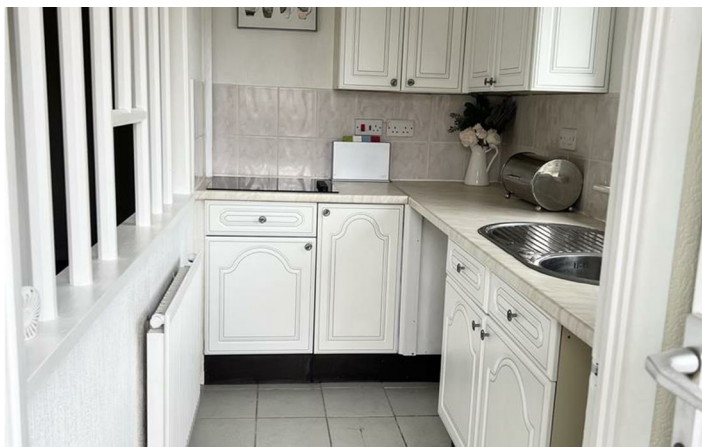
### Bedroom

The compact bedroom space is sized for a double bed.

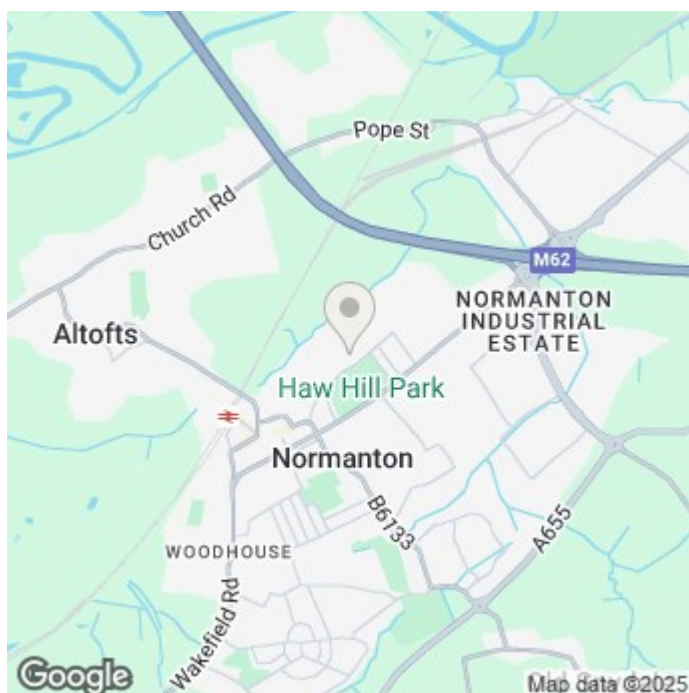
### Shower Room

The shower room contains a low level toilet and wash hand basin with a walk in shower suit in white.






Floor Plan



### Energy Efficiency Rating


|   | Current   | Potential   |
|---|-----------|---|
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>88</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            |           |   |
| (55-68) <b>D</b>                            | <b>65</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 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.

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