



CROWN

ESTATE AGENTS

Moorhouse Close, Normanton



Offers Around £140,000



2



1



1



48

Crown Estate Agents are delighted to introduce to the market this Two Bedroom end of terrace bungalow. Consisting of two bedrooms, wet room, living room & kitchen diner this property has the potential to be the perfect property to down size into. With large front and rear gardens there could be the potential to extend, subject to planning. With no onward chain, book your viewing today as this property won't be around for long!



- Perfect Downsize Project
- Large Gardens
- 2 Bedrooms
- Income Potential
- New Kitchen
- Wet Room
- Close to Parks & Amenities
- Freehold
- Council Tax Band A
- EPC Grade E

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**

Entrance Hallway

A light and spacious entrance hall with access to all accommodation.

Lounge

14'9" x 12'1" (4.52 x 3.69)

A comfortable sized living room with a large window that overlooks the rear garden, with a solid fuel fire, TV/Ariel point, coved ceilings and an array of plug sockets.

Kitchen/Diner

14'8" x 10'9" (4.48 x 3.30)

A new kitchen with wall and base units, sink with drainer, mixer tap, gas hob, electric oven, tiled surround, extractor fan and a large window that overlooks the front garden. There could be potential to create an open plan living/kitchen/dining area, subject to building regulations/planning/survey.

Bedroom One

8'11" x 13'8" (2.73 x 4.18)

A good sized main bedroom with fitted wardrobes and a large window that overlooks the rear garden.

Bedroom Two

5'11" x 10'10" (1.82 x 3.31)

A single bedroom that would make an ideal guest room, dressing room, office and more. A window that overlooks the front garden.

Bathroom/Wet Room

5'2" x 7'6" (1.58 x 2.30)

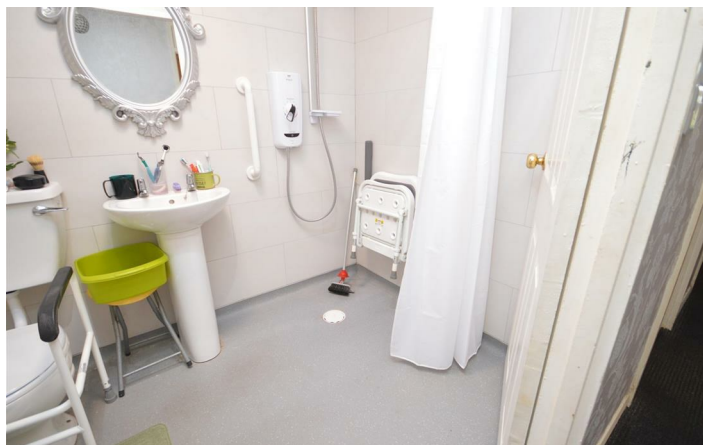
Recently fitted for the previous occupants needs, this wet room could easily be turned back into a traditional bathroom or could remain as it currently is.

Front External

A low maintenance landscaped front garden with metal railing fence.

Rear Garden

A mature rear garden that has been used for home growing but could easily be landscaped to suit your needs. Access via a rear gate, greenhouse and solid build out house/coal shed.

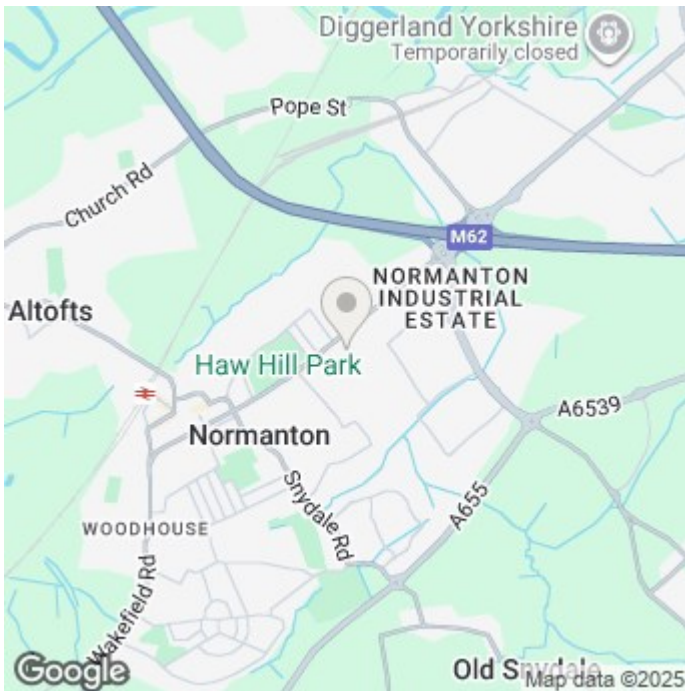


Floor Plan

GROUND 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 misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Mapbox Vectors



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		48
(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.

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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