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6 Hawthorne Road, Normanton, WF6 2FX

For Sale Freehold £245,000

Proudly introducing to the market is this three bedroom semi detached property originally built by Taylor Wimpey benefitting from spacious accommodation spread over three levels, double driveway and an enclosed south facing rear garden.

The property briefly comprises of the entrance hall, modern fitted kitchen/diner, downstairs w.c. and living room. The first floor landing leads to two bedrooms and the house bathroom with a further set of stairs leading to bedroom one located on the second floor with en suite shower room. Outside to the front is a double driveway. To the rear is a south facing lawned garden with flagged patio area, surrounded by timber fencing.

Located on a modern development, the property is conveniently located close to local amenities and schools with excellent transport links nearby, including bus routes to Wakefield, Castleford and Normanton, which also offers its own railway station and supermarkets. The M62 motorway network is easily accessible for those wishing to travel further afield.

Ideal for the growing family, an early viewing comes highly recommended to appreciate the accommodation on offer.

IMPORTANT NOTE TO PURCHASERS

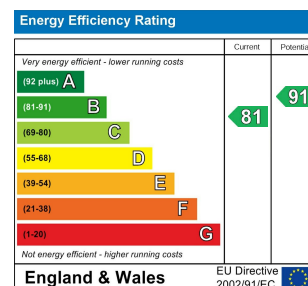
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MORTGAGES

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Pontefract & Castleford office 01977 798844
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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing, doors to the kitchen/diner and storage cupboard.

KITCHEN/DINER

16'11" x 10'1" (5.16m x 3.09m)
Range of wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and pull out extractor fan. Integrated fridge/freezer, integrated washing machine and integrated dishwasher. Matching cupboard housing the boiler, UPVC double glazed window to the front elevation, central heating radiator and doors to the living room and w.c.



W.C.
4'10" x 2'8" (1.48m x 0.82m)

Low flush w.c., pedestal wash basin with tiled splash back, central heating radiator and extractor fan.

LIVING ROOM

13'7" x 11'0" (4.15m x 3.36m)
UPVC double glazed French doors to the rear, central heating radiator and understairs storage cupboard.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, central heating radiator and doors to two bedrooms and bathroom. Further staircase leading to bedroom one on the second floor.

BEDROOM TWO

13'5" x 11'1" (4.10m x 3.40m)
UPVC double glazed window to the rear elevation, storage cupboard and central heating radiator.



BEDROOM THREE

10'4" x 6'9" (3.16m x 2.07m)
Central heating radiator and UPVC double glazed window to the front elevation.

BATHROOM/W.C.

5'10" x 6'8" (1.78m x 2.04m)
Low flush w.c., wash hand basin with mixer tap, panelled bath with shower head attachment. Central heating radiator and extractor fan.



BEDROOM ONE

21'9" x 13'5" (6.65m x 4.09m)
Two central heating radiators, UPVC double glazed window to the front elevation, velux window to the rear elevation and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
8'5" x 4'8" (2.57m x 1.44m)
Wash hand basin with mixer tap, shower unit with ceramic tray and low flush w.c. UPVC double glazed velux window to the rear elevation, chrome ladder style radiator and extractor fan.



OUTSIDE

To the front is a double driveway with pathway leading to the front door. To the rear is south facing garden, mainly laid to lawn with flagged patio area, enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.