



46 Cemetery Road, Normanton, WF6 2EW

£875 Per Month



Situated in the popular area of Normanton, this well presented two bedroom mid terrace property offers well proportioned accommodation throughout and no chain. The home benefits from ample reception space, and an attractive, low maintenance enclosed garden, making it a property not to be missed.

The accommodation briefly comprises a welcoming living room, which leads to an inner hallway with stairs rising to the first floor and access to the dining room. The dining room benefits from useful under stairs storage and provides access to the kitchen. The kitchen leads to a rear porch, which in turn opens out to the rear garden. To the first floor, the landing provides access to two bedrooms, including the principal bedroom with a built in storage cupboard, a house bathroom, and an additional storage cupboard. Externally, the property features a buffer garden to the front, predominantly paved and enclosed by hedging and walls, providing access to the front entrance. To the rear is a fully enclosed garden, mainly laid with a paved patio area ideal for outdoor dining, complemented by pebbled and planted borders. The garden also benefits from a timber gate to the rear and is ideal for pets and children.

Normanton is a highly desirable location, appealing to first time buyers, professional couples, and small families alike. The property is conveniently positioned within walking distance of local shops and schools, with a wider range of amenities available in Normanton town centre. Excellent transport links are also close by, including local bus routes, Normanton train station with direct links to major cities such as Leeds and Sheffield, and easy access to the M62 motorway for commuters.

An internal viewing is highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.

