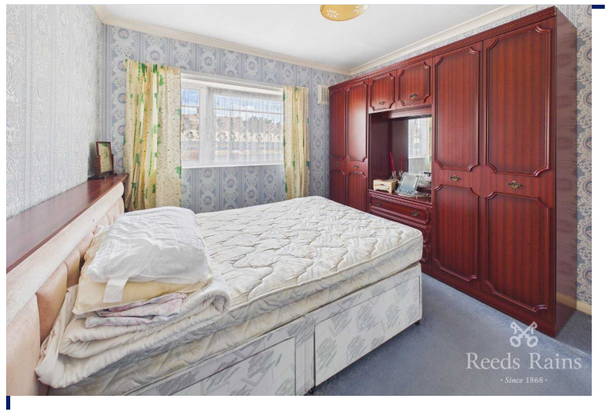
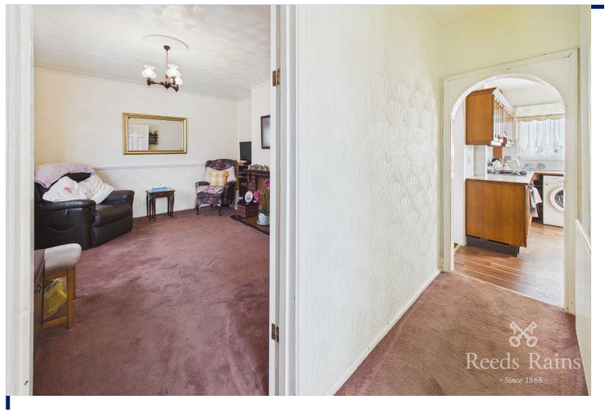
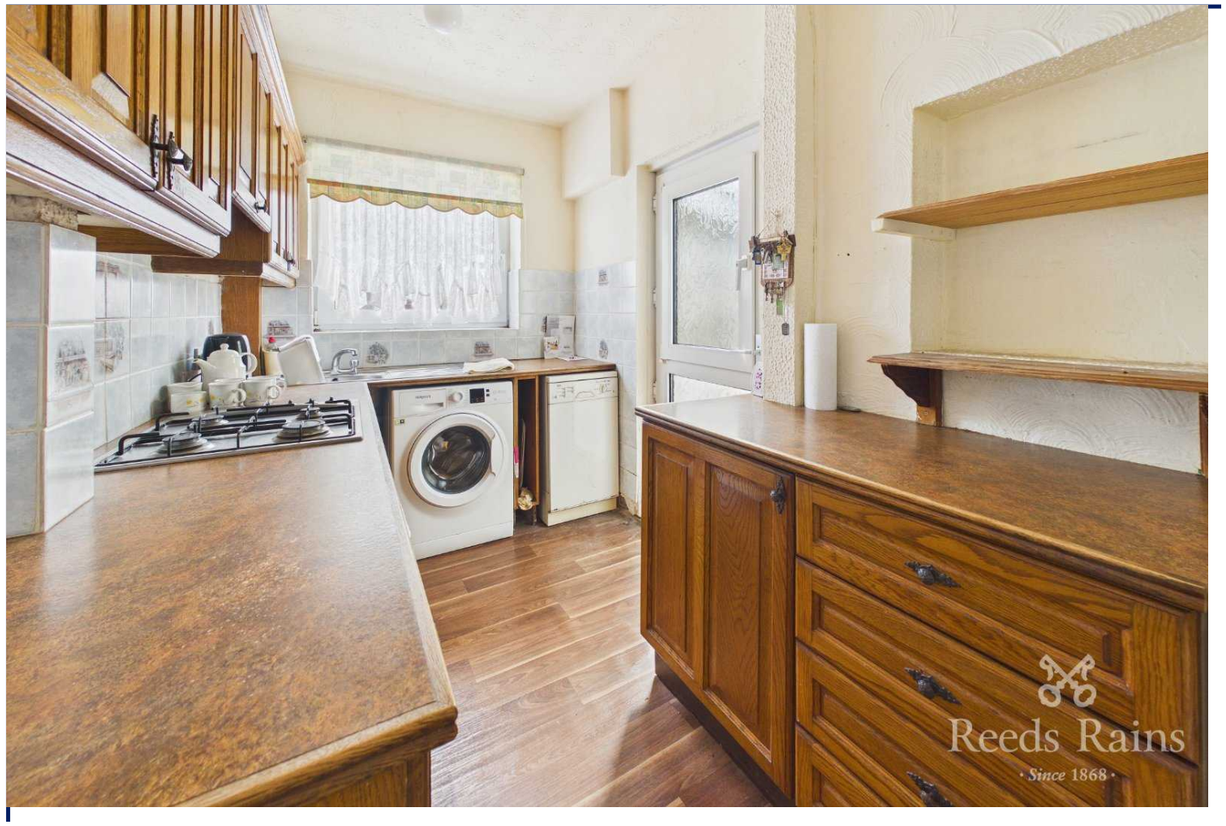
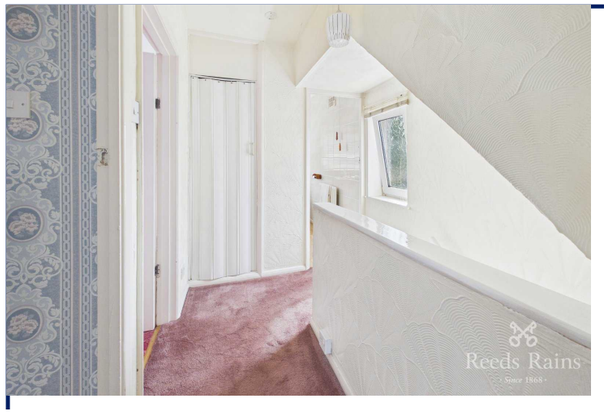




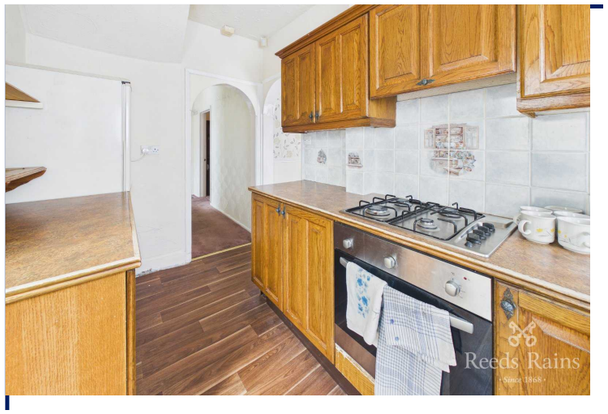












Garth Avenue, Normanton, West Yorkshire, WF6

Asking Price: £175,000
Freehold

Reeds Rains

reedsrains.co.uk

Garth Avenue, Normanton, West Yorkshire, WF6

Asking Price: £175,000 Freehold

Council Tax Band:
EPC Rating: TBC

Situated on Garth Avenue in the popular town of Normanton, the property is conveniently positioned for a wide range of local amenities, shops, schools and transport links. Normanton town centre and railway station are within reach, providing convenient connections towards Wakefield, Leeds and surrounding areas. The location also offers good access to the M62 motorway network, making it well suited to commuters travelling throughout West Yorkshire and beyond.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Hallway
10'6" x 6'4" (3.2m x 1.93m)
A welcoming entrance hallway providing access to the principal ground-floor accommodation and staircase leading to the first floor.

Living Room
10'11" x 13'10" (3.33m x 4.22m)
A well-proportioned main reception room offering ample space for a range of seating and living furniture, with a front-facing window providing natural light.

Dining Room
11'5" x 13'10" (3.48m x 4.22m)
A generous separate dining room providing excellent space for a family dining table and additional furniture, conveniently positioned adjacent to the kitchen.

Kitchen
11'5" x 11'1" (3.48m x 3.38m)
A practical kitchen providing space for a range of fitted units, work surfaces and appliances, with access through to the adjoining sunroom.

Sunroom
10'11" x 4'8" (3.33m x 1.42m)
A useful additional reception space offering flexibility for seating or occasional dining, with access to the exterior.

Landing
7'3" x 6'5" (2.2m x 1.96m)
Providing access to all three bedrooms and the family bathroom.

Bedroom One
10'3" x 13'10" (3.12m x 4.22m)
A spacious double bedroom offering ample room for a range of bedroom furniture and benefiting from a window providing natural light.

Bedroom Two
11'1" x 10'6" (3.38m x 3.2m)
A further well-proportioned double bedroom with space for freestanding bedroom furniture.

Bedroom Three
8'2" x 10' (2.5m x 3.05m)
A third bedroom suitable for use as a single bedroom, nursery or home office.

Bathroom
5'7" x 6'6" (1.7m x 1.98m)
A conveniently positioned family bathroom serving the first-floor accommodation.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

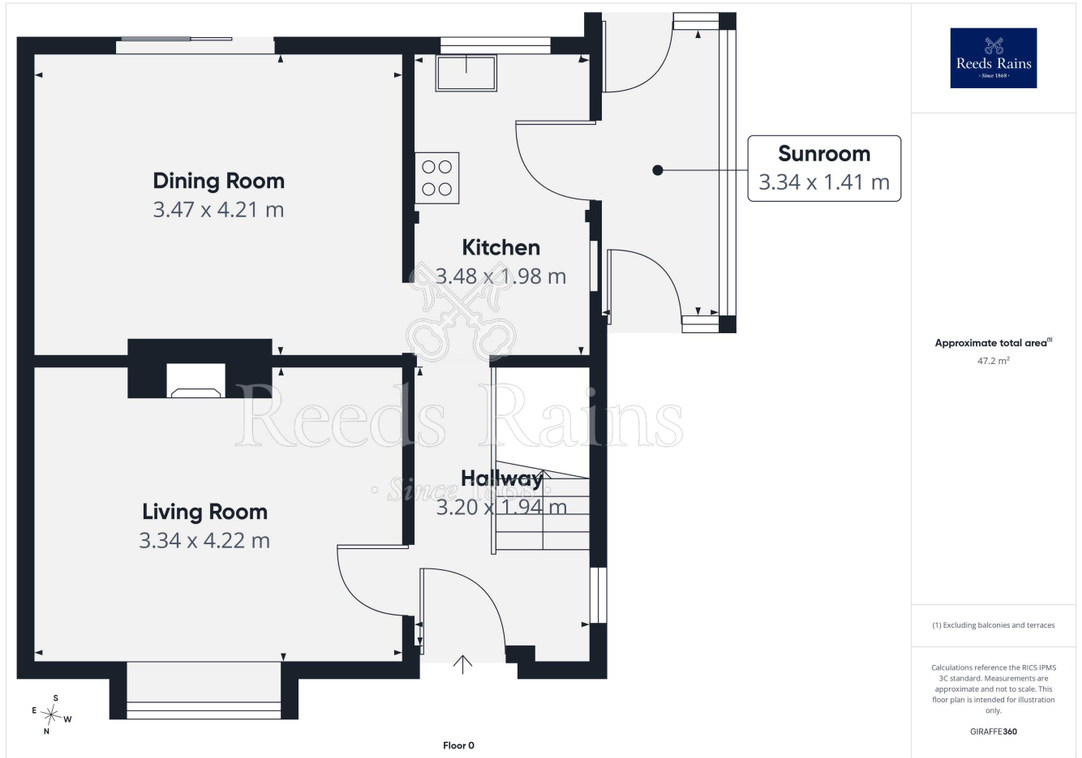
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk