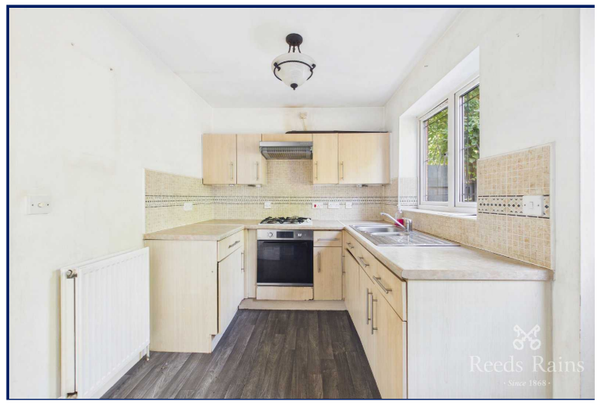
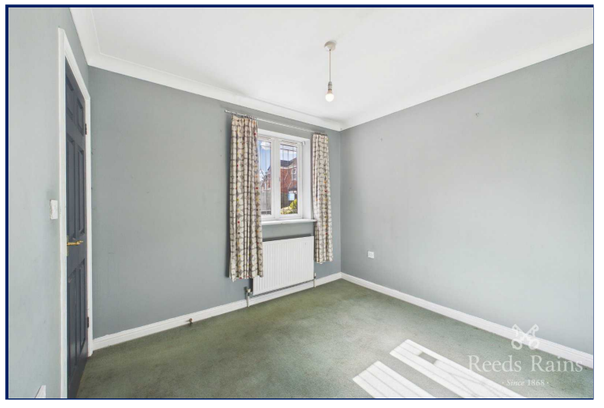




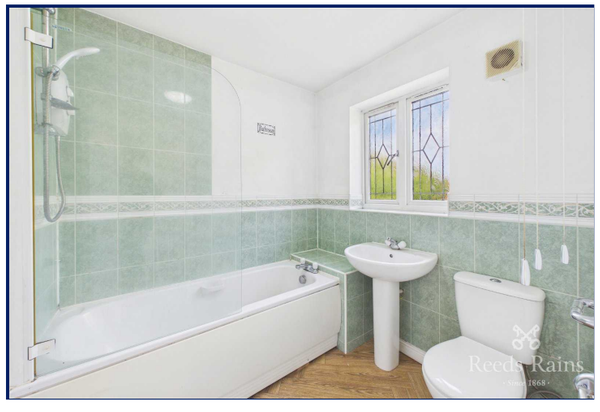












Hayfield Close, Normanton, West Yorkshire, WF6

Guide Price: £250,000 - £260,000 Freehold

Reeds Rains

reedsrains.co.uk

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Guide Price: £250,000-£260,000 Freehold

Council Tax Band: C
EPC Rating: D

GUIDE PRICE £250,000 - £260,000

Charming 3-bedroom detached house boasting a spacious garden, patio, conservatory, and off-street parking. Enjoy the luxury of a garage and chain-free convenience. Affordable and ideal for families seeking a tranquil retreat. Don't miss this opportunity to make this property your dream home.

Ground Floor

Entrance Hall
Carpeted entrance hall with gas central heating radiator, uPVC double glazed window to the side elevation and front entrance door.

WC
With carpeted floor, low level WC, wash hand basin and uPVC double glazed window to the front elevation.

Living Room
16'1" x 10'7" (4.9m x 3.23m)
Reception rom with carpeted floor, two gas central heating radiators, feature fireplace, uPVC double glazed window to the front elevation and patio doors leading through into the conservatory.

Conservatory
11'2" x 9' (3.4m x 2.74m)
With brick base, uPVC double glazed windows surrounding and French doors leading out into the rear garden.

Dining Room
9'5" x 8'3" (2.87m x 2.51m)
Reception room with carpeted floor, gas central heating radiator and uPVC double glazed window to the front elevation.

Kitchen
12'8" x 7'4" (3.86m x 2.24m)
Fitted kitchen comprising of wall and base units with stainless steel sink/drainer and laminate worktops. With integrated oven, hob and cooker hood over. This kitchen space has a gas central heating radiator, under stair storage, uPVC double glazed window to the rear and rear entrance door.

First Floor

First Floor Landing
Carpeted landing space with gas central heating radiator, uPVC double glazed window to the rear elevation and loft access.

Bedroom One
11'11" x 9'2" (3.63m x 2.8m)
Double bedroom with built in wardrobes, carpeted floor, gas central heating radiator and uPVC double glazed window to the front elevation.

En-Suite
6'5" x 5'1" (1.96m x 1.55m)
Partially tiled suite briefly comprising of; shower cubicle, wash hand basin, low level WC, gas central heating radiator and uPVC double glazed frosted window.

Bedroom Two
9'11" x 9'2" (3.02m x 2.8m)
Double bedroom with over stair storage, carpeted floor, gas central heating radiator and uPVC double glazed window to the front elevation.

Bedroom Three
7'5" x 7' (2.26m x 2.13m)
Bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window to the rear elevation.

Bathroom
7' x 6'6" (2.13m x 1.98m)
Partially tiled suite briefly comprising of; bath with shower over, wash hand basin, low level WC, gas central heating radiator and uPVC double glazed frosted window.

External
This home has a lawned garden to the front with off street paring to the side of the home. To the rear is an enclosed garden with fenced boundaries, sections of artificial grass, paving and lawn.

Garage
Detached garage with up and over door to the front.

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.

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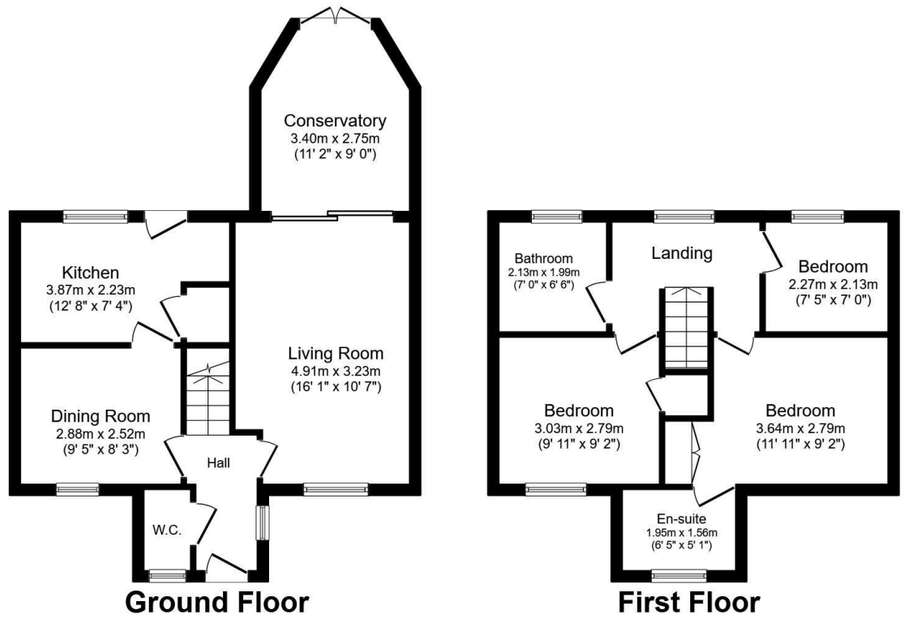


For full EPC please contact the branch.

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.

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



Total floor area 85.0 sq. m. (915 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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