

Park Avenue, Normanton, West
Yorkshire

£650 per month Unfurnished

 **Reeds Rains**

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A well presented TWO BEDROOM end terrace house situated on the outskirts of Normanton giving access to M62 network links and local amenities. Haw Hill Park is only a short distance away along with good local schools. This property is lovely internally and must be viewed to be appreciated.

Ground Floor

Living Room

To front aspect, with wood effect flooring and neutral decor.

Reception Room

A lovely light airy room to rear aspect with window overlooking rear yard area. The room has wood effect flooring and neutral decor. Door leading to kitchen area and door leading to first floor.

Kitchen

Fitted with a good range of wall and base units with contrasting work surfaces and splashbacks. There is an integrated electric oven and hob with extractor over. Space for washing machine, space for dryer and space for free standing fridge freezer. The kitchen also has a breakfast bar with further wall units over. Tile effect flooring. Door to office/study and rear external door.

Study

With neutral decor and carpet flooring. Perfect room as a study/office space or play room.

First Floor Landing

Bedroom

To front aspect with neutral decor and carpet flooring.

Bedroom

To rear aspect with neutral decor and carpet flooring. Cupboard housing boiler.

Bathroom

Brand new bathroom suite comprising of panelled bath with plumbed shower over and shower screen. Wash hand basin set in vanity unit providing storage and low flush WC. Wood effect flooring.

Garden

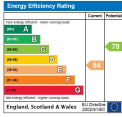
To the rear a paved area and external outhouse.

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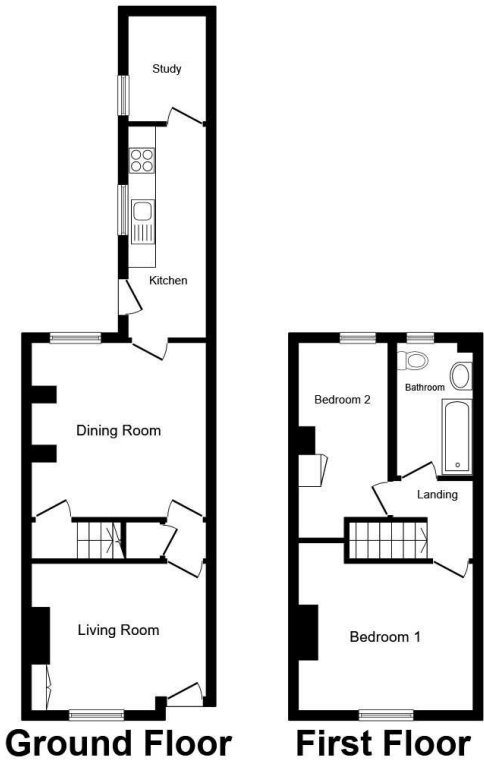
All Measurements
All Measurements are Approximate.

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.



For full EPC please contact the branch.



Total floor area 72.5 sq.m. (781 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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