

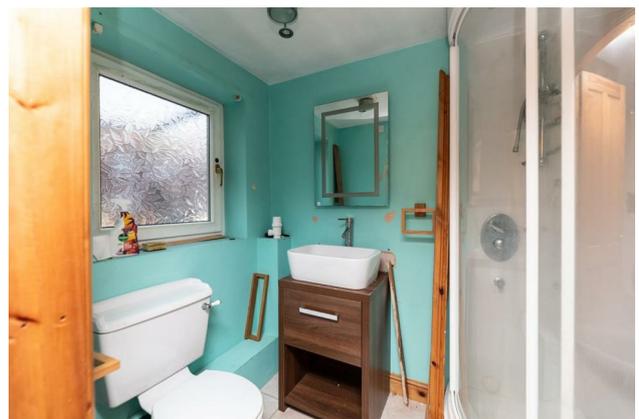
HUNTERS[®]

HERE TO GET *you* THERE

11 Cambridge Street, Normanton, WF6 1ET

Offers Over £180,000

Property Images



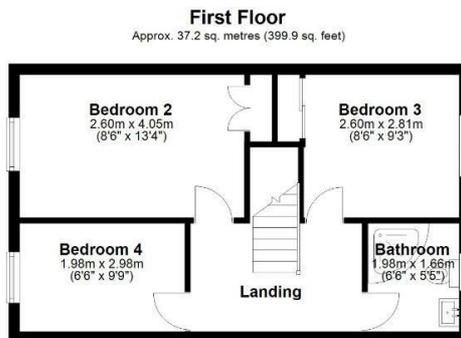
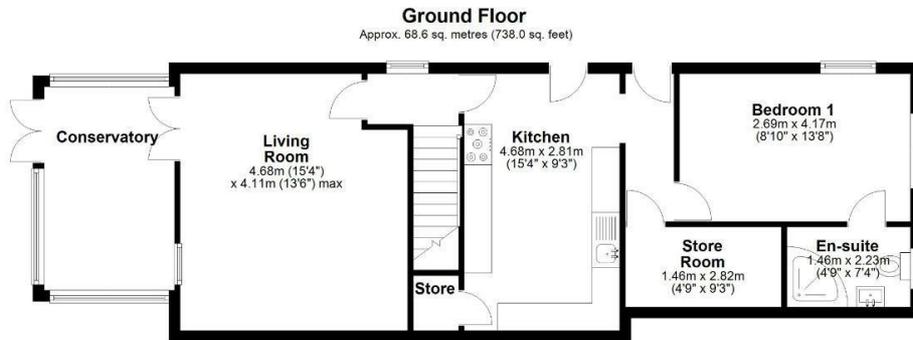
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Floorplan

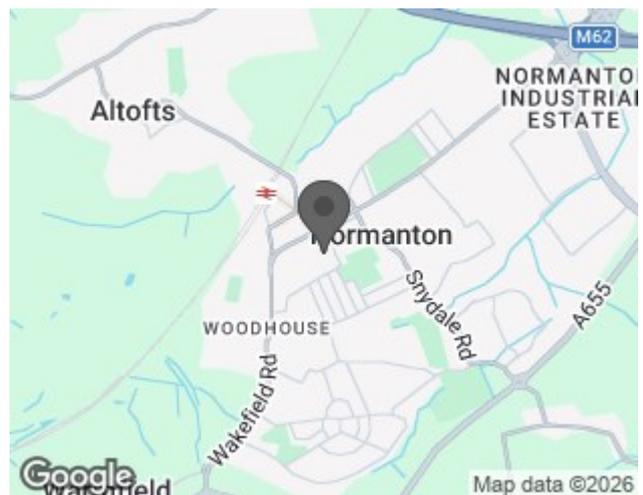


Total area: approx. 105.7 sq. metres (1137.9 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House - End Terrace Beds: 4 Bathrooms: 2 Receptions: 1

Tenure: Freehold

Hunters are delighted to present this spacious four bedroom semi detached property, ideally located in the highly sought after village of Normanton.

This well positioned home offers convenient access to local amenities, excellent transport links, popular eateries, schools and parks, making it an ideal choice for families and commuters alike. The property also benefits from off street parking and a sheltered, low maintenance yard, providing a private and practical outdoor space.

While the home would benefit from some modernisation, it presents a fantastic opportunity to create a truly wonderful family home thanks to its generous layout and desirable features.

Ground Floor

The ground floor comprises a well proportioned kitchen fitted with a range of wall and base units, complemented by stylish worktops and offering plenty of space for cooking and entertaining. A separate storage room off the kitchen offers potential to be transformed into a walk in pantry.

From the kitchen, you are led into a comfortable living room, enhanced by French doors that open into a bright and airy conservatory. A full length window floods the space with natural light, creating a welcoming area perfect for relaxing or hosting guests. The conservatory also provides direct access to the rear garden and additional seating space.

Extension

The Extension was purposely built as a self contained apartment for the previous owners parents.

It benefits from its own private door entrance and hallway which leads onto a large bedroom / lounge with tall windows to allow lots of natural light. This leads onto a private en-suite which benefits from a WC, Basin and full enclosure jet shower.

There is a dedicated room which was planned to be a kitchen but the units and appliances were never installed. There is also the opportunity to install a window to introduce daylight into this room too. Currently there is an archway in the hallway which leads you into the main residence. There is opportunity to brick this up should the new owner want the annexe to be a self-contained apartment.

First Floor

Upstairs, a spacious landing connects three additional bedrooms and the family bathroom.

Bedroom Two is a generously sized double with a large window and built in storage, a layout mirrored by Bedroom Three, which also offers excellent proportions and storage space.

Bedroom Four is a versatile single room, well suited for use as a bedroom, nursery or home office.

The family bathroom is fitted with a WC, hand basin and bathtub.

External

Externally, the property includes off street parking and a low maintenance stone paved yard, surrounded by mature shrubs and trees that offer a sense of privacy and greenery with minimal upkeep.

Features

- Four bedroom property
- Ground floor bedroom with en-suite
- Conservatory
- Spacious living throughout
- In need of some modernisation
- Off street parking facilities
- Sought after location
- Freehold
- EPC rating C
- Council tax band B