

HUNTERS®

HERE TO GET *you* THERE

102 Church Road, Normanton, WF6 2QS

Guide Price £315,000

Property Images



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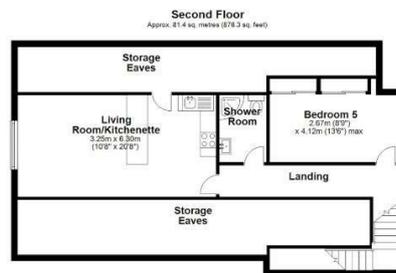
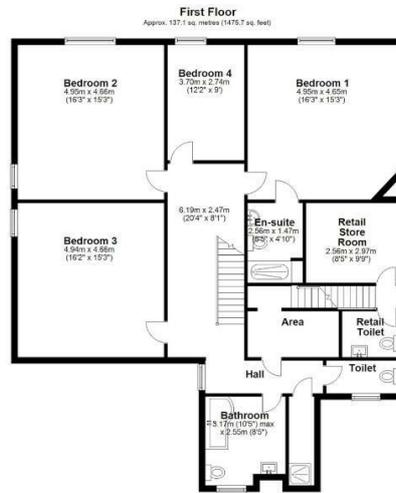
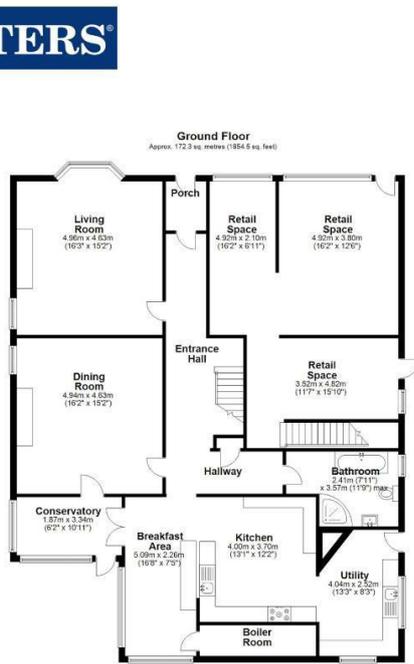
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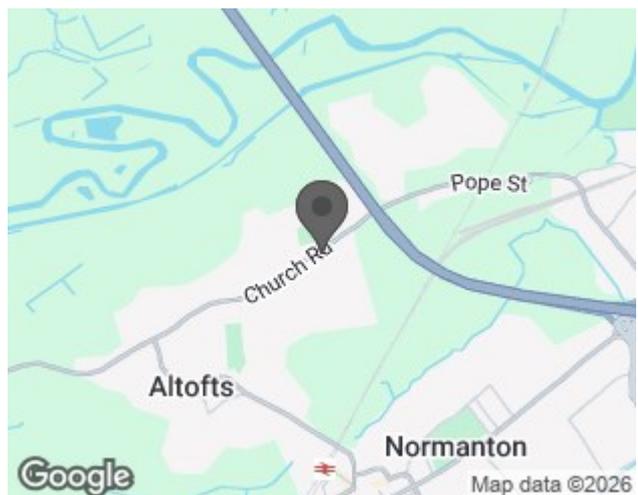


Total area: approx. 390.8 sq. metres (4205.5 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	59		
(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 - Detached Beds: 5 Bathrooms: 5 Receptions: 2
Tenure: Freehold

THE LIVING ACCOMMODATION

The living accommodation in this property spans over three floors and has high ceilings, neutral decor and traditional features throughout. The wood burning stove in the living room really does fit in perfectly and create a warm family ambience but the general layout and flow through the house just seems to work really well. For the bigger family the living space covers everything with a breakfast kitchen, separate formal dining room, conservatory, living room, utility room and house bathroom. To the first floor are 4 bedrooms, the master has an ensuite, the second, third and fourth bedroom are very generous sized doubles. The second floor has a living/dining/kitchenette, a bedroom and a shower room which is ideal for a teenager or alternatively would make an amazing master suite with very little adaptation required.

THE COMMERCIAL PREMISES

The commercial premises occupies part of the ground and first floor and briefly comprises; large customer facing retail space, storage rooms and a wc. (To gain a clearer understanding of how the commercial premises sits within the property further details can be seen on the floorplan) If anyone would like further information about the lease i.e terms and income please contact the office and we'll share the information we have.

OUTSIDE SPACE

This property benefits from a large enclosed rear garden with patio area perfect for entertaining in the summer months and grassed area perfect for children playing. For the developers looking to purchase this could provide space for parking. To the rear of the property a double garage can be accessed via the access road, no parking is permitted on the private road and the garden can be accessed through a gate making the space very private.

THE OPTIONS

The options with this property are endless! For a family the property can be bought and lived in immediately using the income generated from the leased commercial premises to contribute towards the running costs. For those who would like to live as a multigenerational family this is the ideal property as the second floor could quite easily be self contained. For those wanting a residential project this property could be converted into apartments or a HMO (subject to the relevant planning consents) and for developers looking to maximise their income there are possibilities for a mix of commercial and residential development (subject to the relevant planning consents). Our understanding from the current owner is that stamp duty remains at 1% for this property due to it being semi commercial however this would need confirming via HMRC

THE LOCATION

Altofts Village has an array of schools and amenities in its proximity alongside its excellent M62 motorway links and public transport links. The village is very community focussed but also has the larger towns of Normanton, Castleford, Pontefract and Wakefield on the doorstep making it an excellent place to reside.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Features

- DETACHED RESIDENCE • COMMERCIAL LEASED PREMISES GENERATING INCOME • 5 BEDROOMS • 3 RECEPTION ROOMS • SOUGHT AFTER LOCATION • EXPANSIVE REAR GARDEN • PERFECT FAMILY HOME • EPC RATING D • COUNCIL TAX BAND C • FREEHOLD