



## 40 Ashfield Avenue, Normanton, WF6 2GA

The ground floor offers well-planned living accommodation, comprising a welcoming lounge with useful storage, a spacious dining kitchen, separate utility room, and a ground floor WC. To the first floor are three well-proportioned bedrooms and a contemporary house bathroom, making it ideal for modern family living.

A standout feature of this property is the exceptionally large rear garden — a rare and impressive addition for a home of this type, providing fantastic outdoor space for families, entertaining, or future potential.

Perfectly suited to couples or growing families, the property is superbly located with excellent access to transport links, including nearby train stations and motorway networks, as well as local schools and amenities.

Early viewing is highly recommended to fully appreciate the space, location, and lifestyle this home has to offer.

**£260,000**

- Attractive three-bedroom semi-detached home
- Situated on a modern residential development in Normanton
- Spacious dining kitchen ideal for everyday living and entertaining
- Three well-proportioned bedrooms to the first floor
- Exceptionally large rear garden — a rare feature for this style of property
- Ideal for couples or growing families
- Excellent access to train stations and motorway networks
- Close to local schools, shops, and amenities



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B		
(69-80) C	84	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	