



## 29 Ashfield Street, Normanton, WF6 2HG

Situated on a quiet street in the popular area of Normanton, this spacious three-bedroom semi-detached home offers fantastic potential and generous living accommodation throughout.

The property is well presented and features a bright and welcoming living room, along with an open-plan dining area and kitchen—ideal for both everyday living and entertaining. Upstairs, the home offers three well-proportioned bedrooms and a family bathroom.

While the property would benefit from some renovation, it presents an excellent opportunity for investors or buyers looking to create a home tailored to their own style and vision.

Normanton remains a highly sought-after location thanks to its excellent local amenities, schools, and convenient transport links, making it an attractive option for a wide range of buyers.

Properties with this level of potential rarely stay on the market for long—early viewing is highly recommended.

- Spacious Three Bedroom Semi Detached
- Open-Plan Dining Room and Kitchen, Ideal for Modern Living
- Gardens to the Front and Rear
- Long Driveway for Multiple Cars
- Requires Some Renovation, Offering Excellent Potential
- Ideal Opportunity for Investors or Buyers Wanting to Add Their Own Style
- No Onward Chain
- Fantastic opportunity not to be missed – early viewing recommended

£185,000



Approximate total area<sup>m</sup>  
39.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		