

**33 Fairway Avenue,
Normanton, WF6 1SG**



- # Beautifully presented extended 3 Bedroom Semi Detached House
- # Popular cul-de-sac location
- # Gas central heating and UPVC double glazing
- # Lounge/Dining Area, Dining Kitchen with integrated appliances
- # 3 Bedrooms (1 with en-suite shower/w.c.) and additional dressing room off bedroom
- # Garden & block paved driveway to the front
- # Integral garage
- # Timber Decking to patio
- # Energy Performance Rating

GUIDE PRICE**£279,950**

DESCRIPTION

We are pleased to offer for sale this beautifully presented extended 4 Bedroom Semi Detached Property situated within an established and popular cul-de-sac location. Within easy reach of schooling and also the towns centre, the accommodation has gas fired central heating and UPVC double glazing. To the ground floor there is a lounge/dining area with an attractive modern style fire surround with living flame gas fire, sitting room, dining kitchen which incorporates a range of modern base and wall mounted cupboard units together with integrated split level gas hob, electric double oven, refrigerator/freezer, dishwasher and washing machine together with Corrian worktops that includes a peninsular breakfast bar. To the first floor there are 3 bedrooms to which 1 incorporates an en-suite shower/w.c. and a 4th bedroom that is utilised as a dressing room with fitted sliding fronted wardrobes. An attractively fitted bathroom has tiled walls and floor with an oval freestanding bath. Outside there is a lawned garden to the front and a block paved driveway that leads to a single integral garage and a good size enclosed rear garden with lawns and a timber decked patio and timber pergola.

The Accommodation comprises: -

GROUND FLOOR

RECEPTION HALL with central heating radiator and staircase.

LOUNGE/DINING AREA: - 23ft 3in x 12ft 7in (7.08m x 3.83m) overall with a modern and attractive period style fire surround with marble effect insert/hearth and living flame gas fire. Double panel central heating radiator and glazed French doors that open into: -

SITTING ROOM: - 12ft 6in x 11ft 2in (3.81m x 3.39m) with laminate flooring and a double panel central heating radiator.

KITCHEN/DINING AREA: - 18ft 7in x 11ft extending to 13ft 6in (5.66m x 3.34m up to 3.91m) with laminate flooring and is fitted with a range of base and wall mounted cupboard/drawer units, Corrian worktops that incorporate a 1½ basin sink unit, built in split level 4 ring gas hob with extractor hood above, 'Lamona' double oven/grill and microwave, integrated refrigerator/freezer,

dishwasher and washing machine, background lighting to wall units and plinth, 2 Velux roof lights and central heating radiator to the dining area, together with French doors that open onto the rear garden.

STAIRCASE leads to: -

FIRST FLOOR

LANDING with access to roof space. Towel cupboard.

BEDROOM No. 1: - 13ft 10in x 10ft 5in (4.21m x 3.17m) with central heating radiator.

EN-SUITE with part tiled walls and a tiled floor and includes a corner shower cubicle, vanity wash basin, low flush w.c., chrome towel heater and extractor fan.

FRONT BEDROOM No. 2: - 12ft 6in x 11ft 8in (3.82m x 3.56m) with central heating radiator.

REAR BEDROOM No. 3: - 10ft 6in x 10ft (3.19m x 3.08m) with central heating radiator.

DRESSING ROOM/BEDROOM No. 4: - 6ft 9in x 6ft 9in (2.06m x 2.06m) including built in wardrobes along one wall.

BATHROOM: - 8ft 5in x 5ft 4in (2.57m x 1.63m) and having tiled walls and floor, freestanding bath, vanity wash basin, low flush w.c. and chrome towel heater.

OUTSIDE

To the front of the property there is a lawned garden and a block paved driveway that leads to the integral garage (18ft 11in x 8ft 2in – 5.77m x 2.5m) that incorporates wall mounted 'Ideal' gas boiler. Door that opens into the good size enclosed rear garden that includes a block paved area to the rear of the garage, lawns, paved patio with timber pergola and a timber decked patio across the rear of the property.

SERVICES

It is assumed all Mains services are connected and gas central heating is installed.

TENURE

It is assumed that the property is Freehold.

33 Fairway Avenue, Normanton, WF6 1SG - 6th August 2024

COUNCIL TAX BAND

Wakefield MDC - C

VIEWING

Strictly by prior appointment with the Agents
Abson Blaza Property Services 01977 780599.









NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property