



Carlton Street, Normanton, WF6

£85,000

None

Tenure: Freehold, **Bedrooms:** 2

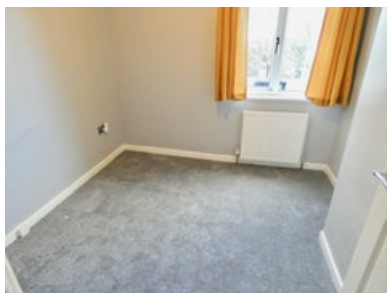
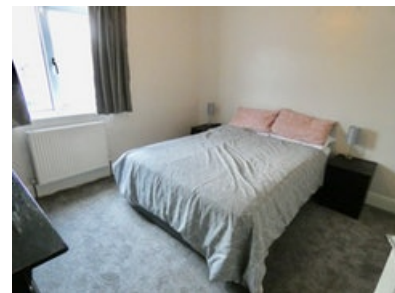
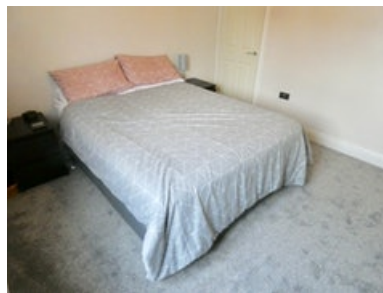
COME TAKE A LOOK AROUND THIS WELL PRESENTED AND MODERN 2 BEDROOM EXTENDED TERRACE WITH HIGH CEILINGS THROUGHOUT. RECENTLY REFURBISHED! DON'T MISS THE OPPORTUNITY TO HAVE THE NEW HOME FEEL FOR HALF THE PRICE. SAT ON AN ENIVABLE STREET CLOSE TO HAW HILL PARK, NORMANTON TOWN CENTRE AND LOCAL AMENIT

Key features:

- Two double bedrooms
- Living Room and dining room
- Modern kitchen
- Four piece suite bathroom
- Great for first time buyers
- Ideal investment

Extra info:

- **Property Age:** 89 years
- **Council Tax:** Band A (£1037.98 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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SAT ON AN ENVIABLE STREET CLOSE TO HAW HILL PARK, NORMANTON TOWN CENTRE AND LOCAL AMENITIES THIS HOME IS PERFECT FOR YOUNG FAMILIES. HOUSESIMPLE IS PROUD TO OFFER THIS HOME FOR SALE.

THE REAR OVERLOOKS A SMALLER PARK ENABLING YOU TO WATCH YOUR CHILDREN PLAY FROM THE COMFORT OF YOUR HOME. THE KITCHEN AND DINING ROOM BENEFIT FROM LOTS OF NATURAL LIGHT PROVIDING AN AIREY FEEL. PERFECT FOR THOSE SPRING DAYS.

TO THE FRONT OF THE PROPERTY THE LIVING IS PRIVATE, GREAT FOR THOSE FAMILY NIGHTS IN. UPSTAIRS THE MASTER BEDROOM IS HUGE, EASILY FITTING A KINGSIZED BED AND COMES WITH A BUILT IN WARDROBE.

THE SECOND BEDROOM HAS A WONDERFUL VIEW OVERLOOKING THE PARK, PROVIDING LOTS OF NATURAL LIGHT. THE FOUR PIECE FAMILY BATHROOM IS MASSIVE AND MADE FOR THOSE MORNINGS WHEN EVERYONE NEEDS TO BE IN THERE AT THE SAME TIME. THERE IS SO MUCH SPACE!

GROUND FLOOR

Living Room (3.48m x 3.20 m]

With wooden fire surround with marble effect inset and hearth housing a gas living flame fire and uPVC window to the front elevation

Dining Room: (3.45m x 3.43 m)

The rear lounge/dining room has laminate effect wood flooring, UPVC double glazed window and central heating radiator.

Kitchen:

The kitchen comprises of a range of modern wall and base units in a maple coloured shaker style finish with complimentary work surfaces, space for fridge/freezer, washer and dryer and door leading to the rear yard.

FIRST FLOOR

Bedroom 1(3.45m x 3.18 m)

Double bedroom to the front elevation, useful storage cupboard, laminate wood effect flooring, central heating radiator, UPVC double glazed window

Bedroom 2 (2.54m x 2.49 m]

Double bedroom to the rear elevation, central heating radiator, UPVC double glazed window.

Bathroom

With 4 piece suite comprising, a white corner bath, walk-in shower cubicle with electric shower. w.c, white and pedestal wash basin. The bathroom has part tiled and glass effect splashbacks with towel rail

Outside: To the front of the property there is on street parking available and a small buffer garden. To the rear of the property is a low maintenance yard area.

Floor plan:



Ground Floor



First Floor

Energy Performance Certificate:

Energy Performance Certificate

15, Carlton Street, NORMANTON, WF6 2EH

Dwelling type: Mid-terrace house **Reference number:** 8011-6427-4990-4932-6992
Date of assessment: 12 March 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 12 March 2019 **Total floor area:** 74 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,640
Over 3 years you could save	£ 396

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 396 over 3 years </div>
Heating	£ 2,190 over 3 years	£ 1,881 over 3 years	
Hot Water	£ 285 over 3 years	£ 198 over 3 years	
Totals	£ 2,640	£ 2,244	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="font-size: 2em; color: yellow;">59</td> <td style="font-size: 2em; color: green;">76</td> </tr> </table>	Current	Potential	59	76	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
Current	Potential					
59	76					

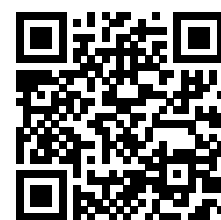
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 306
2 Solar water heating	£4,000 - £6,000	£ 87
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 867

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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