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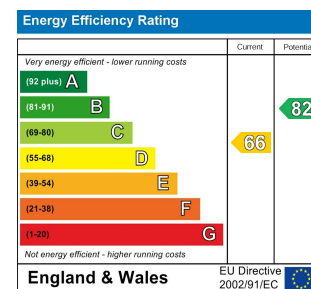
### 333 Castleford Road, Normanton, WF6 1QU

For Sale Freehold £495,000

A substantial five bedroom detached family home extending to over 200 sq m of internal accommodation with a separate annex and garage block in addition, set on a large plot with expansive lawned gardens to the rear.

With a gas fired central heating system and predominantly sealed unit double glazed windows, this particularly large family home is approached from the front by a traditional central reception hall. To either side at the front of the house there are sitting and separate living rooms, providing spacious accommodation. Whilst to the rear there is a separate dining room, kitchen and rear entrance hall with shower room off to the side. Steps from the hall lead down to a useful storage cellar. To the first floor there are five particularly well proportioned bedrooms, served by a well appointed family bathroom. In addition there is a separate annex building which has a good sized living room, guest toilet and L-shaped kitchen, bedroom, dressing room and bathroom. Beyond the annex there is a double garage with a useful first floor room in addition. The property has ample parking and turning space to the front, sides and rear of the house with good sized and level lawned gardens with established beds and border.

The property is situated within very easy reach of the broad range of shops, schools and recreational facilities offered by Normanton town centre. Normanton has its own railway station providing transport links to major cities such as Leeds and Sheffield, as well as ready access to the national motorway network.



#### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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#### ACCOMMODATION

##### RECEPTION HALL

23'11" x 6'6" (7.3m x 2.0m)

Panelled front entrance door and side screen, laminate flooring, stairs to the first floor and central heating radiator.

##### SITTING ROOM

18'0" x 15'1" (5.5m x 4.6m)

Windows to both the front and side, two central heating radiator and feature brick fireplace housing a fitted gas fire. Fitted cupboard and hatch through to the rear hall.

##### LIVING ROOM

17'0" x 13'1" (5.2m x 4.0m)

Windows to two sides, two central heating radiators and a feature fireplace with wooden surround with tiled insert and hearth housing a gas fire.



##### DINING ROOM

13'1" x 14'5" (4.0m x 4.4m)

Windows to both the front and rear, central heating radiator and feature display cupboard.

##### KITCHEN

13'5" x 12'5" (4.1m x 3.8m)

Two windows overlooking the rear garden and fitted to an extensive standard with a good range of cream fronted wall and base units with laminate work tops and matching splash backs. Inset stainless steel sink unit, stainless steel Range style cooker with five burner hob, stainless steel splash back and matching filter hood over. Provision for a side by side American style fridge/freezer and integrated dishwasher.

##### REAR ENTRANCE HALL

9'6" x 5'2" (2.9m x 1.6m)

Central heating radiator and external door to the rear.

##### SHOWER ROOM/W.C.

9'6" x 5'2" (2.9m x 1.6m)

Fitted with a three piece suite comprising wet room style shower, pedestal wash basin and low suite w.c. Part tiled walls and floor and fitted cupboard. Frosted window to the rear.

##### FIRST FLOOR LANDING

Window to the front.

##### BEDROOM ONE

16'0" x 15'1" (4.9m x 4.6m)

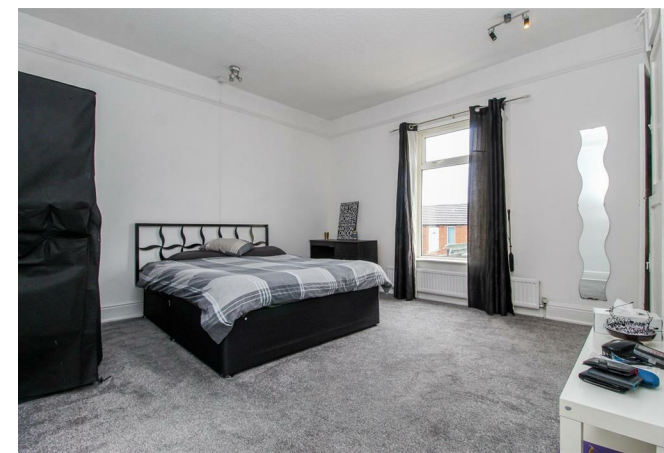
Large bedroom with windows to the front and side, two central heating radiators and range of fitted wardrobes, cupboards and drawers.



##### BEDROOM TWO

14'5" x 13'5" (4.4m x 4.1m)

Window to the rear and two central heating radiator. Fitted wardrobes and cupboards.



##### BEDROOM THREE

13'9" x 13'5" (4.2m x 4.1m)

Window overlooking the rear garden, central heating radiator, fitted cupboards and pedestal wash basin.

##### BEDROOM FOUR

13'5" x 12'1" (4.1m x 3.7m)

Two central heating radiators and windows to the front and side.

##### BEDROOM FIVE

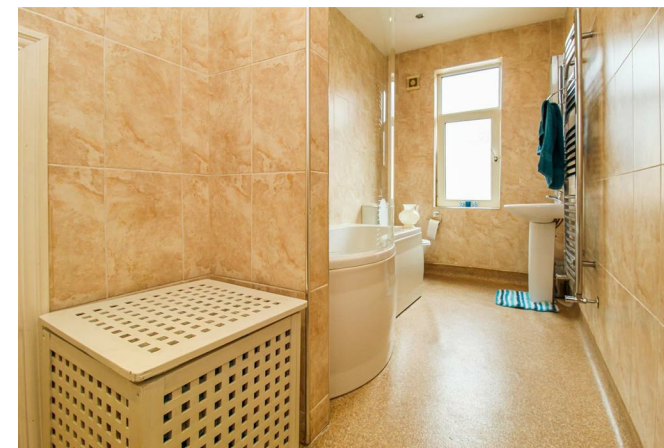
11'1" x 9'6" (3.4m x 2.9m)

Window to the rear, central heating radiator and fitted wardrobes.

##### FAMILY BATHROOM/W.C.

13'5" x 5'10" (4.1m x 1.8m)

Frosted window to the side, tiled walls and fitted with a three piece white and chrome suite comprising P-shaped bath with curved glazed screen with shower over, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail.



##### ANNEX



##### ANNEX LIVING ROOM

17'0" x 16'0" (5.2m x 4.9m)

Windows to two sides, external door to the front and two central heating radiators.



##### ANNEX INNER LOBBY

##### ANNEX GUEST CLOAKROOM

4'11" x 4'7" (1.5m x 1.4m)

Frosted window to the side and fitted with a two piece cloakroom suite comprising low suite w.c. and pedestal wash basin. Central heating radiator and extractor fan.

##### ANNEX KITCHEN

17'0" x 5'10" (plus 10'5" x 6'10") (5.2m x 1.8m (plus 3.2m x 2.1m))

Window and external door to the front, skylight for additional natural light and fitted with a range of gloss white fronted wall and base units with laminate work tops and tiled splash back. Inset stainless steel sink unit, space and plumbing for a washing machine, space for a gas cooker, space for a tall fridge/freezer, wall mounted gas fired central heating boiler and central heating radiator.

##### ANNEX BEDROOM

12'1" x 9'6" (3.7m x 2.9m)

Two windows overlooking the garden and central heating radiator.

##### ANNEX DRESSING ROOM

10'9" x 8'10" (3.3m x 2.7m)

Skylight and central heating radiator.

##### ANNEX BATHROOM/W.C.

7'6" x 5'6" (2.3m x 1.7m)

Frosted window to garden, part tiled walls and fitted with a three piece white and chrome suite comprising panelled bath with shower over and folding glazed screen, pedestal wash basin and low suite w.c. Central heating radiator and extractor fan.

##### OUTSIDE

To the front the property has block paved parking and turning area, providing ample off street parking space with the ability to pass the house by vehicle on both sides. Immediately to the rear of the house there is a further block paved area, ideal for outside entertaining with a driveway that passes the annex and leads down to a double garage with useful additional room above. The principal gardens lie to the rear of the house and are laid mainly to lawn with established beds and borders. There is an outside store.



##### COUNCIL TAX BAND

The council tax band for this property is E.

##### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

##### VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.

##### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.