



# HODSONS



ASKING PRICE

**£325,000**

**Bannockburn Way**

Normanton, WF6 2SQ



HODSONS

## PROPERTY SUMMARY

Situated in a desirable cul-de-sac, this well-proportioned detached family home offers spacious and flexible living accommodation, having been reconfigured from its original four-bedroom layout to provide three generous bedrooms, including a main bedroom with an en suite. Boasting three reception rooms, an integral garage, and a private rear garden, this home is ideal for families seeking both space and comfort.

The ground floor comprises a welcoming entrance hall, a downstairs W.C., and a cosy sitting room. An inner hallway leads to the modern fitted kitchen, a separate dining room, and a snug, while the standout feature is the extended living room, providing a bright and airy space for relaxation.

To the first floor, the spacious landing leads to three well-sized bedrooms, with the main bedroom benefitting from an en suite shower room. The accommodation is completed by a stylish four-piece family bathroom.

Externally, the property features a double-width block-paved driveway, providing off-road parking for two vehicles, leading to the integral garage. To the rear, an enclosed garden offers a combination of a well-maintained lawn, a low-maintenance slate border, a paved patio ideal for outdoor entertaining, and raised planted beds, all enclosed by timber fencing for privacy.

Positioned within walking distance of local amenities and schools in Altofts, the home also benefits from excellent transport links, with easy access to the M62 motorway for commuters and Normanton town centre just a short distance away, offering a range of shops, a supermarket, and a railway station.

An internal viewing is highly recommended to fully appreciate the space and versatility this wonderful home has to offer.

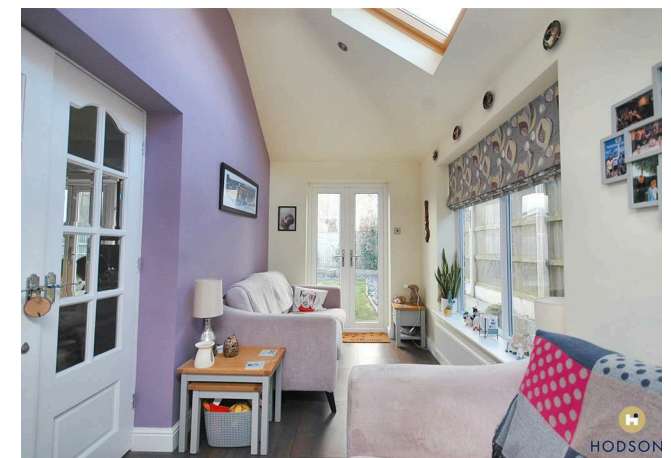
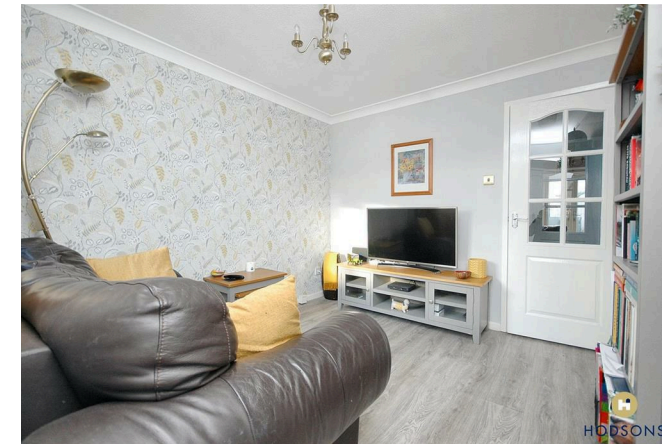
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2





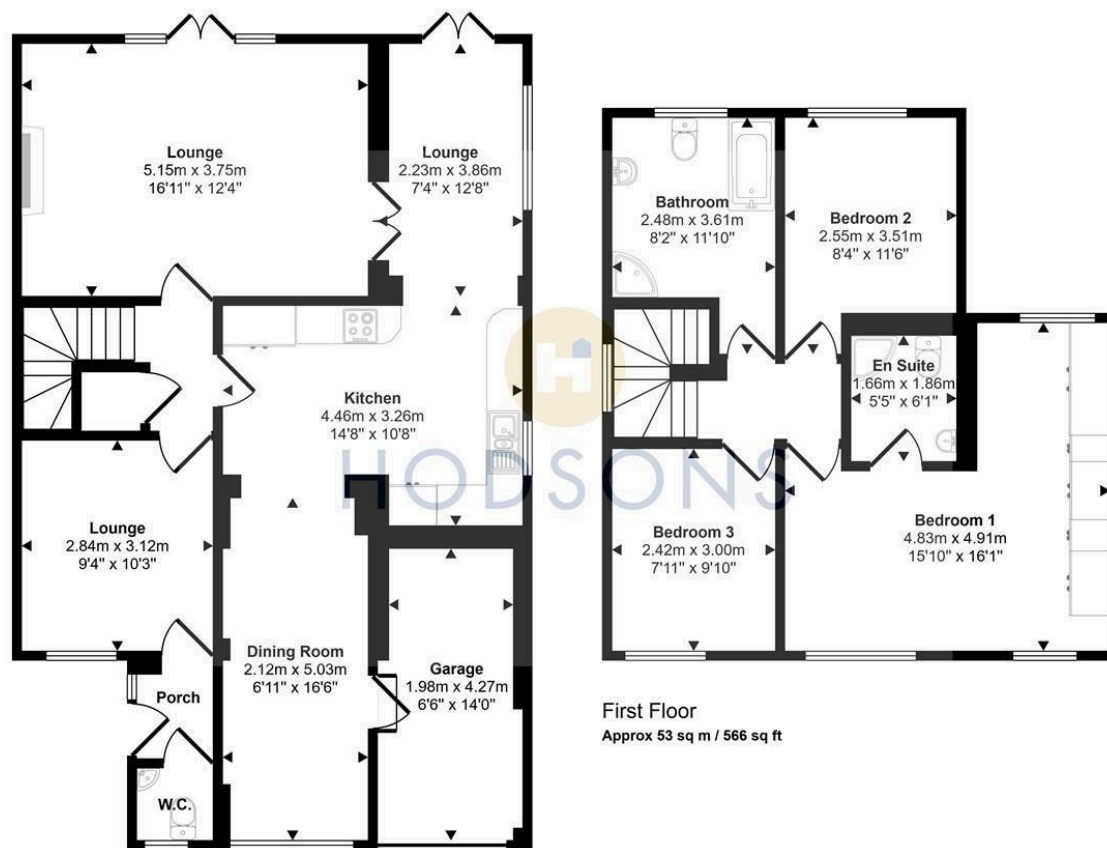
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Approx Gross Internal Area  
136 sq m / 1468 sq ft



Ground Floor  
Approx 84 sq m / 902 sq ft

First Floor  
Approx 53 sq m / 566 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**LOCAL AUTHORITY**

6

**TENURE**

Freehold

**COUNCIL TAX BAND**

D

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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