



2 Bed
House - Terraced
located in
Normanton

Guide Price £160,000



Rosemount Drive
Normanton
WF6 1WG



Logic Real Estate are excited to market this delightful home on Rosemount Drive, perfect for first time buyers. This charming property is a wonderful opportunity for anyone looking to settle in a welcoming community.

To the first floor you will find the entrance porch which leads into the kitchen and gives access to the living room. To the second floor you will find two double bedrooms and the family shower room.

Externally, you will find a driveway with space for one car as well as an allocated parking space, located opposite the property and a further parking space for guests.

To the rear, the property offers a paved area for seating and is mainly laid to lawn, great for children.

Situated in a friendly neighbourhood, this home benefits from local amenities and excellent transport links, making it an ideal choice for those who commute or enjoy exploring the surrounding areas. With its appealing features and convenient location, it is sure to attract interest. Do not miss the chance to make this lovely property your new home.

Entrance porch

4'3" x 3'6"

Built in storage cupboards. Central heated radiator. Laminate flooring. Access to the kitchen and the living room.

Living Room

12'9" x 14'1"

UPVC patio doors leading to the rear garden. Central heated radiator. Staircase gives access to the second floor.

Kitchen

7'11" x 8'5"

UPVC window looking to the front of the property. Mixer tap. Double integrated oven, electric hob with extractor hood over. Range of high and low level kitchen units. Option to reconnect plumbing for a washer/dryer. Laminate flooring.

Shower Room

5'8" x 6'2"

Frosted window looking to the front of the property. Extractor fan. Shower cubicle with mains feed shower and tile splashback. Wash hand basin with mixer tap and storage unit below. Tiles to floor and walls. Central heated towel rail.

Main Bedroom

10'6" x 7'6"

UPVC windows over looking to the rear garden. Central heated radiators. Carpeted throughout. Wooden storage units fitted along one wall. Double bedroom. Built in wardrobe/storage room.

Bedroom Two

8'4" x 10'6"

UPVC windows over looking to the front of the property. Central heated radiators. Carpeted throughout.

Landing

6'8" x 6'3"

The carpeted landing gives access to the family bathroom and the two bedrooms.

Rear Garden

The rear garden is a private outdoor space, fenced for security and privacy. It benefits from a paved patio area directly outside the living room, perfect for outdoor dining or relaxing. The lawn is well-maintained and extends to a gravelled section at the far end, which includes a shed for storage. Mature trees and greenery provide a pleasant backdrop and a peaceful setting.



Entrance porch

4'3" x 3'6"

Built in storage cupboards. Central heated radiator. Laminate flooring. Access to the kitchen and the living room.

Living Room

12'9" x 14'1"

UPVC patio doors leading to the rear garden. Central heated radiator. Staircase gives access to the second floor.

Kitchen

7'11" x 8'5"

UPVC window looking to the front of the property. Mixer tap. Double integrated oven, electric hob with extractor hood over. Range of high and low level kitchen units. Option to reconnect plumbing for a washer/dryer. Laminate flooring.

Shower Room

5'8" x 6'2"

Frosted window looking to the front of the property. Extractor fan. Shower cubicle with mains feed shower and tile splashback. Wash hand basin with mixer tap and storage unit below. Tiles to floor and walls. Central heated towel rail.

Main Bedroom

10'6" x 7'6"

UPVC windows over looking to the rear garden. Central heated radiators. Carpeted throughout. Wooden storage units fitted along one wall. Double bedroom. Built in wardrobe/storage room.

Bedroom Two

8'4" x 10'6"

UPVC windows over looking to the front of the property. Central heated radiators. Carpeted throughout.

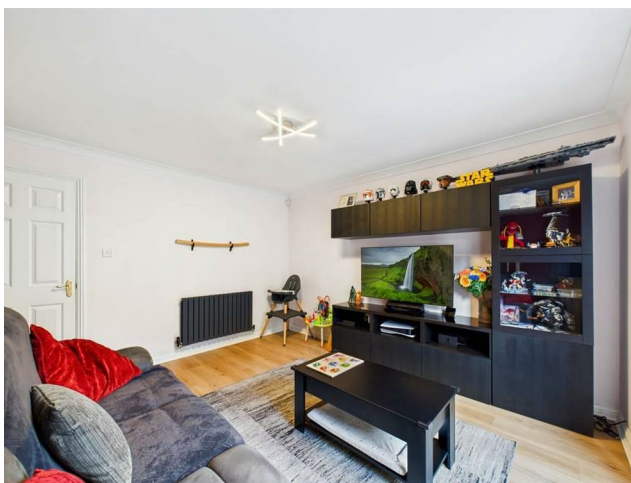
Landing

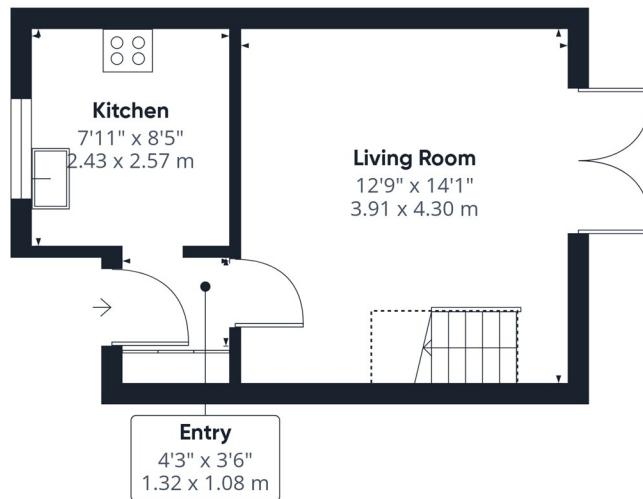
6'8" x 6'3"

The carpeted landing gives access to the family bathroom and the two bedrooms.

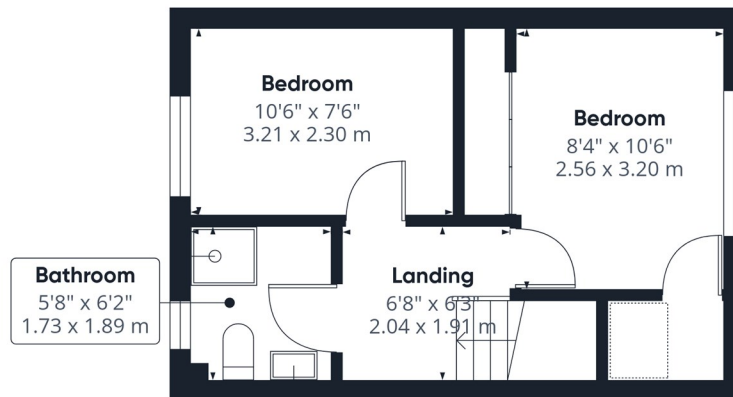
Rear Garden

The rear garden is a private outdoor space, fenced for security and privacy. It benefits from a paved patio area directly outside the living room, perfect for outdoor dining or relaxing. The lawn is well-maintained and extends to a gravelled section at the far end, which includes a shed for storage. Mature trees and greenery provide a pleasant backdrop and a peaceful setting.





Floor 0



Floor 1

Approximate total area⁽¹⁾

536 ft²
49.8 m²

Reduced headroom

16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

CONTACT

30 Newgate
Pontefract
West Yorkshire
WF8 1DB

E: info@logicrealestate.co.uk
T: 01977 700595

LOGIC
REAL ESTATE