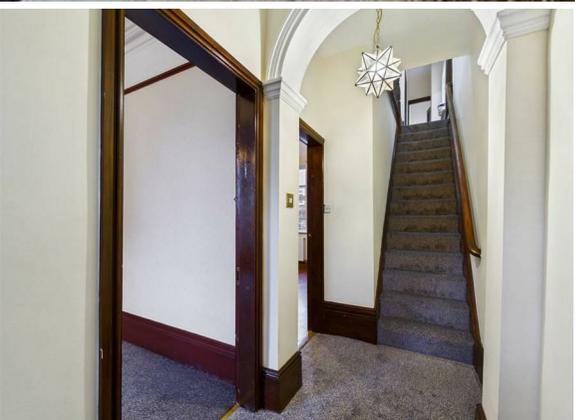




3 Bed  
House - Terraced  
located in  
Normanton

£200,000



Drury Lane  
Normanton  
WF6 2JN

**\*\*SPACIOUS ACCOMMODATION\*\*THREE DOUBLE  
BEDROOMS\*\*CELLAR\*\*IDEAL RENOVATION PROJECT\*\***

From the front, this charming terrace property appears traditional and modest, but step inside and you'll immediately appreciate the scale, character, and potential it has to offer. Boasting high ceilings, deep skirting boards, timber internal doors, and beautiful period proportions, this home offers far more than first meets the eye.

Currently presented as a blank canvas, the property provides an exciting opportunity for a buyer with vision to transform it into a truly stunning home. The accommodation includes generous reception rooms, a spacious cellar, and three large bedrooms — all offering excellent proportions and flexibility.

To the rear, there is a garag style workshop and enclosed garden space, adding practicality and further potential. A shared access runs through the middle, providing rear access if required, although the property is primarily served by on-street parking.

Situated in a highly sought-after area, the home benefits from excellent commuter links into Wakefield and Leeds, along with well-regarded schools, local shops, and amenities close by. Positioned within Normanton and on the edge of Altofts, this location continues to grow in popularity.

This property would suit a range of buyers, but particularly those who recognise the incredible potential within a spacious character home. It is ready to move into, with freshly painted walls and fitted carpets, yet still offers scope to personalise and enhance further.

Offered with no onward chain, this truly unique property must be viewed to appreciate the space and opportunity on offer.

Hallway  
4'6" x 11'7"

Access to the lounge, dining room and kitchen. Carpeted throughout. Central heated radiator.

Lounge  
12'6" x 13'2"

Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Dining Room  
14'3" x 13'11"

Access to the kitchen. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

Kitchen  
8'3" x 13'4"

Range of high and low level kitchen units. Sink with chrome tap over. Cook Master range cooker with stainless steel extractor hood above. Option to reconnect plumbing for washing machine. Tiled effect flooring. Central heated radiator. UPVC door leading to the rear. UPVC double glazed window to the rear.

Landing  
6'2" x 14'

Access to all three bedrooms, WC and bathroom. Carpeted throughout.

Main Bedroom  
13'7" x 13'2"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bedroom Two  
9'9" x 13'12"

Built in storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

Bedroom Three  
7'6" x 14'

Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.





#### WC

2'9" x 5'

WC with low level flush. Tiled effect flooring. UPVC double glazed frosted window to the side elevation.

#### Bathroom

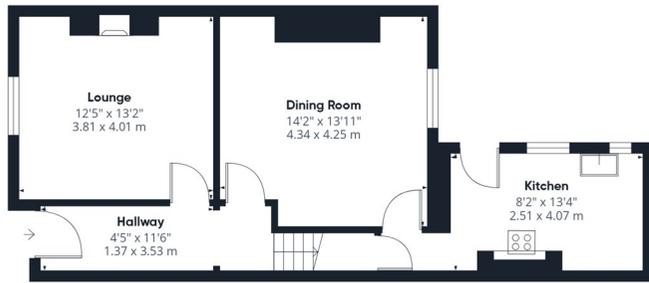
5'3" x 13'3"

White suite comprising of hand wash basin with chrome taps. Panel bath with chrome taps and mains feed shower. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the side elevation.

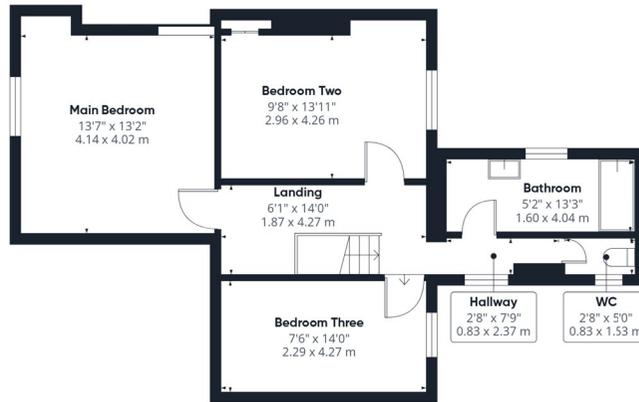
#### External

To the front a small buffer garden is bordered by a privet hedge. Access down the side of the property leads to an enclosed rear courtyard with a large brick built outbuilding.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
1311 ft<sup>2</sup>  
121.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

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