



George Street  
Normanton

Asking Price £70,000



ManningStainton

helping people move

# George Street Normanton

The property comprises of on the ground floor two good sized reception rooms, a kitchen, a downstairs W.C. and access to the cellar.

Moving on up the stairs you find yourself on the landing which has access to both bedrooms and the house bathroom.

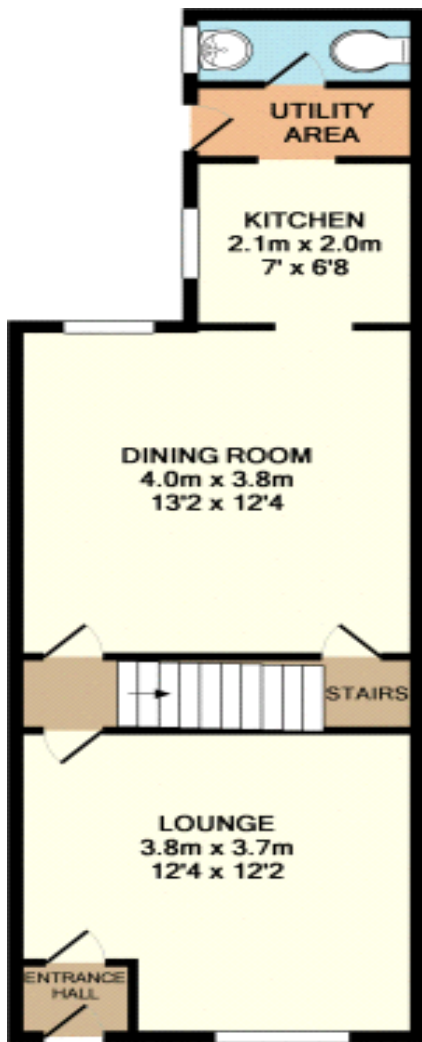
To the rear of the property is a small enclosed yard. There is on street parking available.

With double glazed windows, gas central heating and decorated in a modern style throughout.

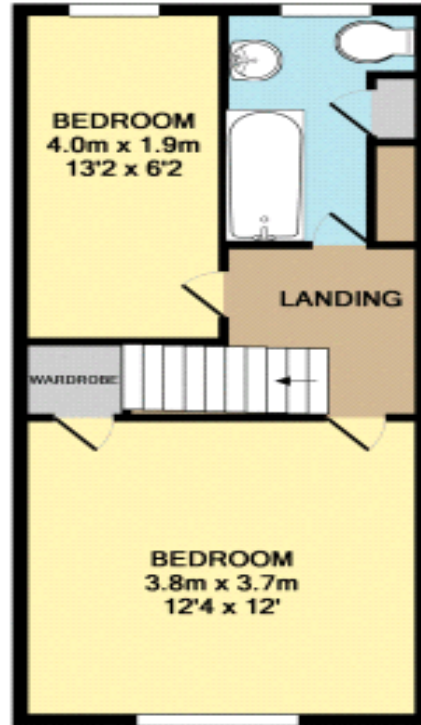
Located within the local school catchment area, close to public transport and all local amenities. A short drive to Normanton town centre and Normanton Train Station.

This property would make an ideal first time buy opportunity, a rental investment or anyone wanting to downsize and is available with NO UPWARD CHAIN.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any

**Directions**

**Viewing**

By appointment only through our Wakefield branch

**Open 7 days a week**

Mon, Tues, Thurs, Fri 9.00 - 5.30  
 Wednesday 9.45 - 5.30  
 Saturday 9.00 - 4.00  
 Sunday 11.00 - 3.00

**Agents Notes:**

All measurements have been taken using electronic measuring devices and are only approximate.

Sales Particulars Version 1

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

