



Grove Street, Norristhorpe

£244,999

**** THREE BEDROOMS ** DETACHED ** SOUGHT AFTER LOCATION ** WELL PRESENTED ** GARDENS FRONT & REAR ****

Situated in the desirable location of Norristhorpe is this well presented three bedroom detached property. Conveniently located for access to local amenities, M62 motorway network and local schools the property would make an excellent purchase for a number of buyers. Having a modern fitted kitchen, house bathroom, GCH & DG.

The accommodation briefly comprises of a vestibule, lounge, dining kitchen, three first floor bedrooms and a house bathroom. To the outside there is a landscaped tiered garden to the rear with a driveway leading to a single garage and a composite front door.





Entrance

Radiator.

Lounge

15'1" x 12'2" (4.60m x 3.71m")

Fireplace surround and radiator.

Dining Kitchen

Modern fitted kitchen having a range of wall and base units including stainless steel sink unit, oven, hob with extractor hood, tiled splash back, plumbing for auto washer, radiator and upvc door leading to rear.

First Floor Landing

Access to loft via pull down ladder, part boarded useful for storage and radiator.

Bedroom One

9'5" x 14'9" (2.87m x 4.50m")

Free-standing wardrobe and radiator.

Bedroom Two

10'6" x 7'1" (3.20m x 2.16m")

Radiator.

Bedroom Three

7'8" x 7'9" (2.34m x 2.36m")

Free-standing wardrobe and radiator.

Shower Room

Modern three piece suite comprising walk in shower, vanity sink unit, low flush wc, tiled walls and heated towel rail.

Exterior

To the front of the property there is a block paved driving way leading to a oversized garage. To the rear of the property there is a an enclosed tiered landscaped garden with patio area and lawned area and borders stocked with plants and shrubs. There are far reaching views to the rear also.





Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue to follow A638 for 1.6 miles, turn right onto Leeds Rd/A62, continue to follow A62, turn left onto Liversedge Hall Ln, after 0.4 miles turn left onto Norristhorpe Ln, proceed straight ahead at the roundabout, after 0.3 miles turn left onto Grove St and the property will shortly be seen displayed via our For Sale board.

TENURE

Freehold

Council Tax Band

C

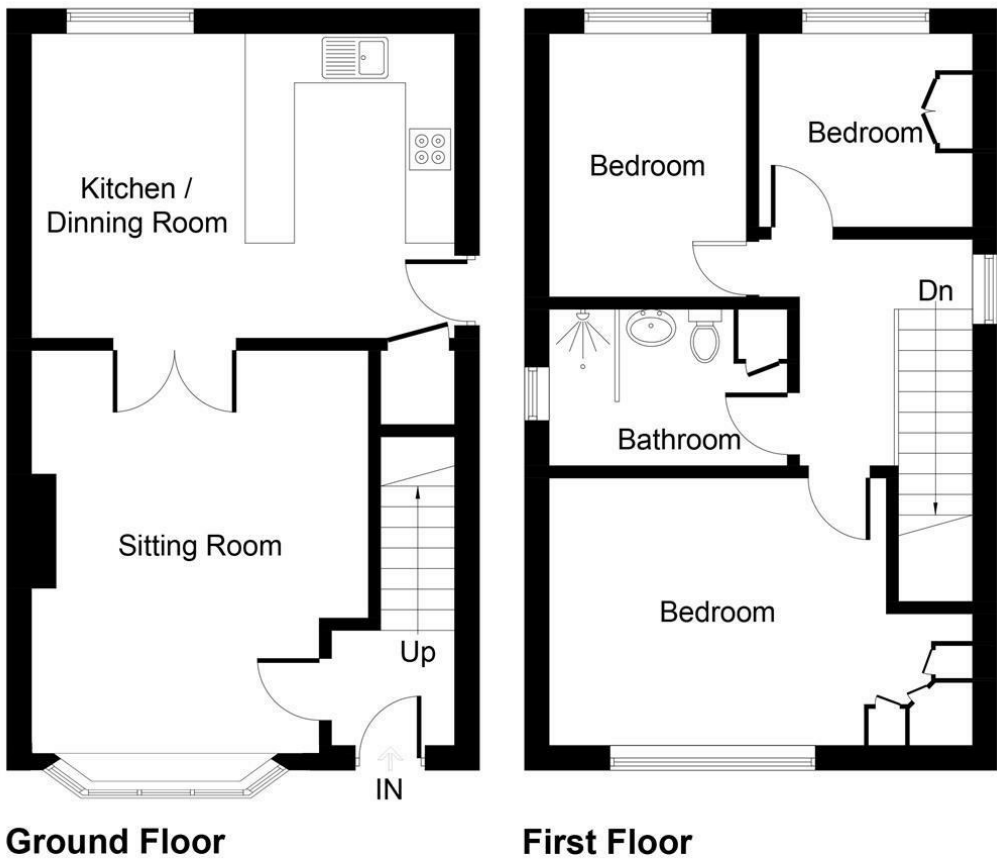
PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs. (If you are viewing the tour on a Smart/Iphone you may have turn the phone to landscape mode to see the full picture).

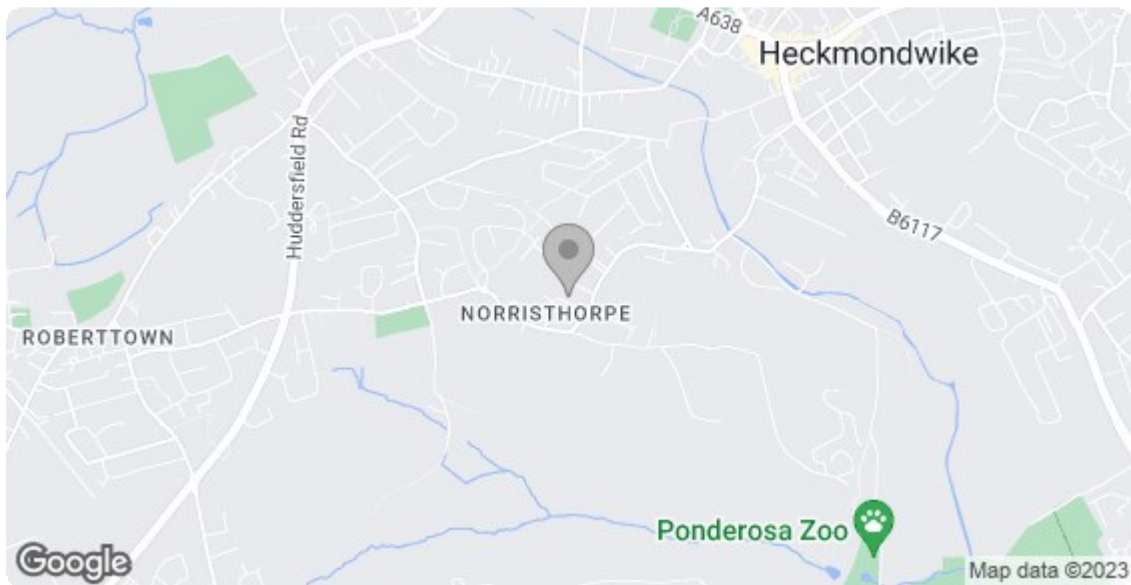


Grove Street, WF15

Approximate Gross Internal Area = 89.35 sq m / 962 sq ft



This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 911289)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Consumer Protection
We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.