



**Woburn Way
Normanton
West Yorkshire
WF6**

Offers In Excess Of £225,000

bettermove

Woburn Way

Normanton

Bettermove are proud to present this 3 bedroom semi-detached house in Normanton.

This property benefits from double glazing, and gas central heating throughout, with off street parking available via the garage and driveway.

The council tax band is C.

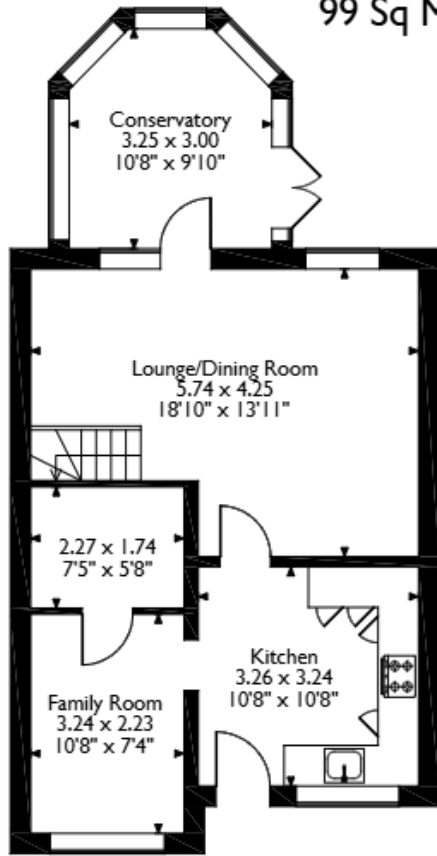
The interior of this beautifully presented property comprises a spacious living room, dining room, family room, conservatory and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms with the master bedroom including an en-suite and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Normanton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Normanton train station (1.9 miles), variety of bus routes and the M62.

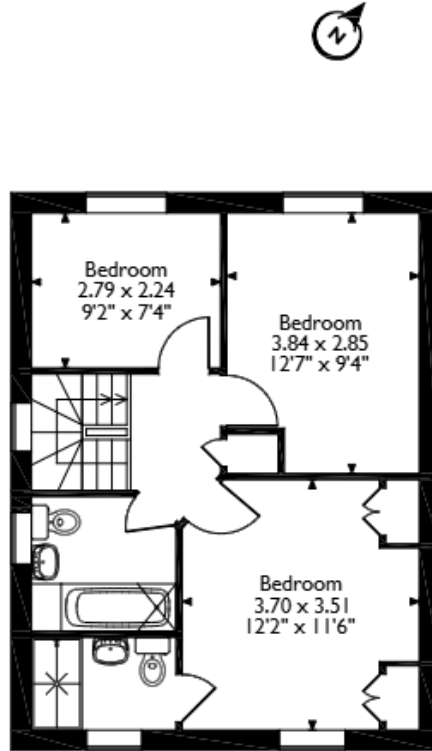
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Woburn Way, Normanton
 Approximate Gross Internal Area
 99 Sq M/1066 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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