



# CROWN

## ESTATE AGENTS

### Bodmin Drive, Normanton



**£695 Per Month**



1



1



1



65

Welcome to this quaint bungalow in the heart of Normanton. This cosy property is perfect for a single person or for those seeking a peaceful retreat in a lovely neighbourhood. One of the highlights of this property is its proximity to various amenities.

The bungalow is conveniently located near a park, supermarkets, transport links, leisure centres, and many more amenities making it easy to access everything you need. Book a viewing today and experience the convenience and comfort that this property has to offer.



- Lounge
- Fitted Kitchen
- One Single Bedroom
- Shower Room
- Gated Drive and Garden
- Close to Local Amenities
- Council Tax Band A
- EPC Grade D

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

### Front View

A quaint property with a driveway and front garden.

### Lounge

12'2" x 9'3" (3.714 x 2.823)

The cosy lounge has a light and airy feel offering space to relaxation.

### Kitchen

9'2" x 5'2" (2.81 x 1.581)

The recently updated fully fitted kitchen with stainless steel sink, a free standing oven and a window overlooking the side of the property.

### Single Bedroom

9'4" x 6'3" (2.855 x 1.927)

Single bedroom with window to side elevation.

### Shower Room

5'0" x 6'2" (1.527 x 1.903)

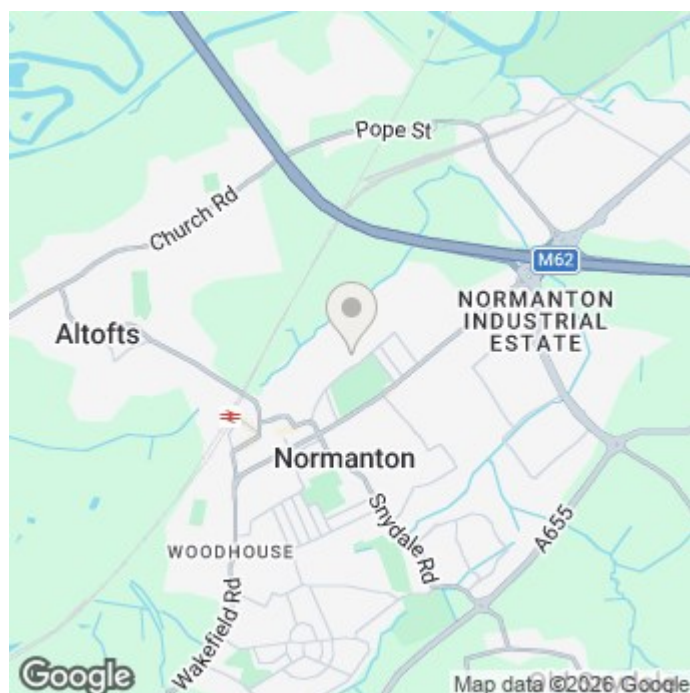
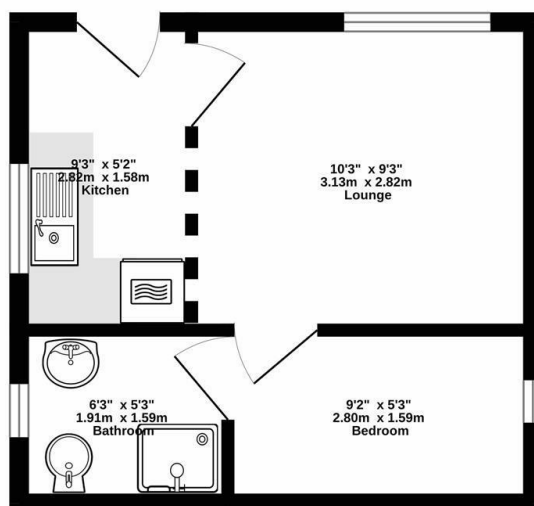
The newly fitted shower room contains a low level toilet and wash hand basin with a walk in shower suit in white.





## Floor Plan

GROUND FLOOR  
223 sq.ft. (20.7 sq.m.) approx.



## Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                     |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>88</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>65</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC  |

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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