

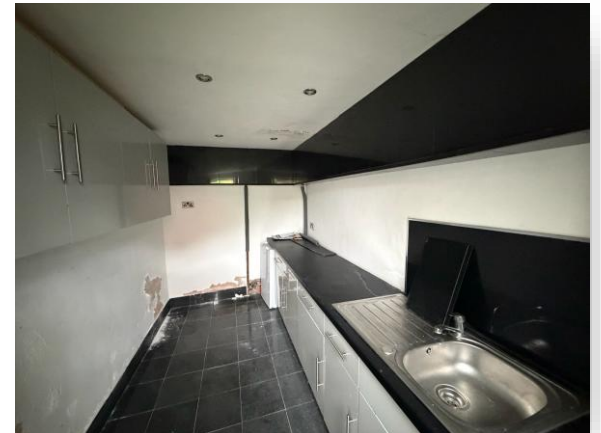


High Street, Normanton WF6 1NW

welcome to

High Street, Normanton

This spacious four-bedroom, double-fronted terrace home in Normanton is offered with no onward chain, making it an ideal opportunity for families or investors.



Lounge

13' 4" x 10' 5" (4.06m x 3.17m)

Dining Room

8' 2" x 13' 8" (2.49m x 4.17m)

Reception Room

13' 1" x 11' 2" (3.99m x 3.40m)

Kitchen

13' 2" x 4' 9" (4.01m x 1.45m)

Utility Room

12' 9" x 6' 6" (3.89m x 1.98m)

Landing**Bedroom One**

10' x 13' 5" (3.05m x 4.09m)

Bedroom Two

10' 5" x 14' (3.17m x 4.27m)

Bedroom Three

13' 6" x 13' 8" (4.11m x 4.17m)

Bedroom Four

12' 5" x 4' 10" (3.78m x 1.47m)

Bathroom**Rear Garden****Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Public Notice

Address: 125 High Street, Normanton, West Yorkshire, WF6 1NW

We are acting in the sale of the above property and have received an offer of £160,000.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 26.08.2026



view this property online williamhbrown.co.uk/Property/CAF114103



welcome to

High Street, Normanton

- FOUR Bedroom TERRACE House
- NO ONWARD CHAIN
- TWO/ THREE Reception Rooms
- REAR GARDEN
- FITTED Kitchen/ Diner

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF114103



Property Ref:
CAF114103 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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