

# KPI Lettings

Kappes Property Investment

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Residential & Commercial

## 3 Church Lane, Normanton, WF6 2DE.



TO LET £650 PCM (£650 BOND)

- Situated in highly convenient location close to Town Centre, Rail and Bus stations
- Deceptively Spacious Four Bed Victorian Town House
  - Two Reception Rooms & Large Breakfast Kitchen
    - Gas Central Heating (Modern System)
- Gardens To Front And Rear (Permit Parking To Front)

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## Ground Floor

### **Entrance Hallway**

With feature UPVC front entrance door with glazed panel front entrance door with double glazed fan light, ornamental cornicing to the ceiling and fitted single panel radiator.

### **Lounge**

4.25m (13'11") x 4.21m (13'10")  
An attractive spacious room with fitted dado rail, ornamental cornicing, UPVC double glazed window, panel radiators, wide archway to: -

### **Dining Room**

4.15m (13'7") x 4.15m (13'7")  
Finished to a good standard with attractive mahogany style fire surround having marble hearth and inset fitted cast iron grate with living flame gas fire, UPVC double glazed window, fitted dado rail and cornicing to the ceiling.

### **Breakfast Kitchen**

4.81m (15'9") x 2.72m (8'11")  
Fitted with a good range of Oak finished units comprising, base cupboard and drawer units with marble effect working surfaces and tiled splash backs, matching wall and display cabinet with display end units, built in oven, hob, inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge and freezer, two UPVC double glazed windows, fitted single panel radiator and ample space for breakfast table, UPVC rear entrance door. Access door leading to:-

### **Large Under Stair Store/Pantry**

## First Floor (off Landing)

### **Double Bedroom One (Rear)**

4.30m (14'1") x 3.28m (10'9")  
A well-proportioned room with quality decoration with UPVC double glazing and cornicing to the ceiling.

### **Bedroom Two (Rear)**

2.77m (9'1") x 2.19m (7'2")  
With UPVC double glazed window.

### **Bedroom Three (Front)**

3.40m (11'2") x 2.37m (7'9")  
With useful built in wardrobe and UPVC double glazed window.

### **Bedroom Four (Front)**

4.29m (14'1") x 2.75m (9'0")  
With UPVC double glazed window, useful alcove wardrobe unit with hanging and storage space, fitted pedestal wash hand basin with tiled splash back.

(Radiators to all rooms)

### **House Bathroom**

Attractively finished being a period style three piece white suit comprising :- pedestal wash hand basin with tiled splash back, low flush W.C., panelled bath with tiled splash back, useful fitted cylinder cupboard with airing space, UPVC double glazed window, fitted spot lighting.

## Outside

The front garden to the property has flower beds enclosed by a wall with a wooden gate.

To the rear of the property is a very pleasant fully enclosed quite private yard style garden with patio area, pebbled flower borders and beds, brick built store and exterior lighting.

### **Measurements**

There is a six inch measurement tolerance or metric equivalent. All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances measurements contained in these particulars must not be relied upon for ordering carpet, furniture etc.

### **KPI LETTINGS**

**(0844) 66 515 99**

Call for further information or to arrange viewing.

(KPI Lettings 2020)