

KPI Lettings

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Residential & Commercial

**48 Illingworth Avenue, Altofts,
Normanton, WF6 2LL.**



TO LET £550 PCM (£550 BOND)

- Situated in this popular cul-de-sac location
- Spacious Two Bed Semi Detached House
 - Double glazing to windows & doors
 - Gas Central Heating
- Large Gardens To Front And Rear

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Ground Floor

Entrance Hallway

Double glazed front entrance door with two side screens. Single panel central heating radiator. Coving to ceiling. Stairs off to first floor.

Large Under Stair Store/Pantry

Lounge

4.50m (14'9") x 3.65m (12')

An electric fire is set on a Westmorland slate hearth. The fireplace extends to form display niches. Single panel central heating radiator. Coving to ceiling. Two wall light points.

Dining Room

3.17m (10'5") x 3.70m (12'2")

Westmorland slate hearth with two display niches. Double panel central heating radiator. Coving to ceiling.

Kitchen

2.61m (8'7") x 1.70m (5'7")

Inset stainless steel sink unit with mixer tap. This is set within a range of white units to high and low levels. Laminated work surface. Electric cooker/oven. Double glazed entrance door.

First Floor (off Landing)

Landing – Access to roof space

Double Bedroom One (Front)

3.35m (11') x 4.31m (14'2")

Single panel central heating radiator. Fitted wardrobes with storage space over.

Double Bedroom Two (Rear)

3.65m (12') x 3.40m (11'2")

Single panel central heating radiator.

House Bathroom

White coloured suite comprising rectangular panelled bath with mixer shower, pedestal wash handbasin, low level flush WC. Ceramic tiling to walls. Single panel central heating radiator. Cylinder cupboard.

Outside

To the front there is a lawned garden with flower borders, brick built boundary wall. A side gate and path leads to the rear garden having a lawn with further border to the rear boundary. Timber garden shed. The garden overlooks nearby allotments.

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.

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(0844) 66 515 99

Call for further information or to arrange viewing.

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