

CHARLES
NEWTON & CO

ESTATE AGENTS & SOLICITORS



25 Ashgap Lane
Normanton WF6 2DT

£294,000



25 Ashgap Lane

Normanton WF6 2DT

Located opposite Haw Hill Park this charming traditional bay fronted three-bedroomed semi-detached home has been extensively renovated by the current owners to a high standard throughout, perfect for couples and families looking for something they can move right into.

The accommodation in brief comprises; entrance hall, lounge, extended living kitchen, staircase leading to the first-floor landing, three well-proportioned bedrooms and family bathroom/w.c.

Outside, there are attractive and well-presented lawned gardens to the front and rear being well-stocked with perennial easy to care for plants, blossom tree and shrubs.

The renovations include a new roof, insulation and full boarding of the loft, rewiring throughout, cellar insulation, a new combi-boiler with smart controls and new anthracite radiators, re-installing of original internal doors and fireplaces, new kitchen, new bespoke front and side solid wood doors, new bathroom, carpets, flooring and plasterwork throughout and the opening up of the kitchen dining room to create a large entertaining space.

In the garden the owners have installed a secure fence and lockable side and rear gate, and off-street parking for several cars including a pebbled parking space that can fit a van or other large vehicle.

Conveniently situated within close proximity to Normanton town centre, the property is well-served by local amenities including shops and schools, whilst providing easy access to the M62, in addition, there are also local bus routes travelling to and from Wakefield city centre, and an 8-minute walk to Normanton Railway station that has direct lines to Leeds, Sheffield, Wakefield, Huddersfield, Manchester & York.

Opposite the house is the historic 100-year-old Haw Hill Park that has numerous play areas, tennis courts, duck pond, rose garden and wildlife, also down the hill is an abundance of open fields for dog walking and access to Altofts.





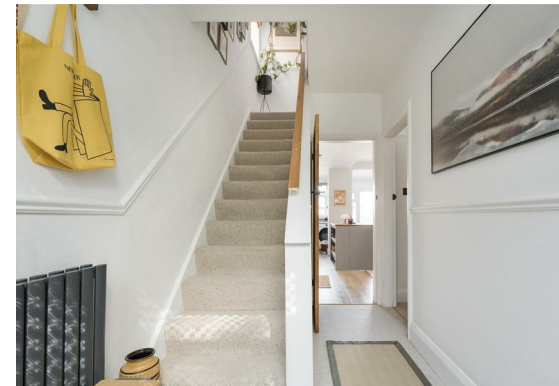
Entrance Hallway

Custom made solid wood entrance door with BSI locks, geometric tiles & carpet flooring, radiator, telephone point, staircase leading to the first floor landing with dado rail, door into the lounge and Kitchen Diner. Nickel switches and plugs.

Lounge

13'3" x 10'11" (4.04m x 3.33m)

The focal point of the room is a striking restored cast iron feature fireplace with slate hearth, coving to ceiling, picture rail, ceiling rose, alcove shelving, fitted carpet, radiator & double glazed walk-in bay window to the front elevation, period internal door, Nickel switches and plugs.



Living Kitchen

18'6" x 18'8" (5.64 x 5.7)

Fitted with wide range of matching Magnet grey base cupboards, drawers and matching wall units with matt black accessories. Integrated oven and grill with black gas hob over, and extractor hood with light, tiled splashback, marble effect worktops, integrated fridge, space and plumbing for washing machine, black sink and matt mixer tap taps, new anthracite radiator, replastered throughout with new skirting and architrave. Access to under stairs cupboard currently used as a pantry and storage area. UPVC windows on both sides give the room lots of light. Custom made solid wood side door with BSI locks.

The kitchen opens up to a large dining entertaining room, split by a custom island, the seating area looks out of the French doors onto the patio and garden. Feature fireplace with electric fire, custom alcove shelving, ceiling rose, coving, radiator, ceiling and wall lights, switch for outside garden light, new carpet & flooring throughout. Nickel switches and plugs.



The kitchen /dining room has had walls removed to extend this charming space.

First Floor Landing

Fold out fitted Loft access with ladder, the loft is newly boarded and insulated and was completed in 2024 along with a full new roof, guttering and fascias and is a large space ideal for storage, The loft could also be extended subject to planning.



In the hallway there is a UPVC reeded double-glazed window to the side, dado rail, original doors (recently stripped and restored to their original condition with new hardware) leading to three bedrooms bathroom/w.c. Nickel switches and plugs.



Bedroom One

13'6" x 11'0" (4.11m x 3.35m)

Sympathetic cast iron fireplace and slate hearth, picture rail, UPVC double glazed walk-in bay window to the front elevation, radiator, coving to the ceiling, original 1930's door, nickel switches and plugs.

Bedroom Two

12'3" x 11'1" (3.73m x 3.38m)

Custom fitted wardrobes, coving to ceiling, picture rail, carpet flooring & double glazed window to the rear, overlooking the rear garden, nickel switches and plugs.



Bedroom Three

7'5" x 5'11" (2.26m x 1.80m)

Radiator, UPVC double glazed window to the front, coving, nickel switches and plugs. Currently used as an office.

Family Bathroom

6'6" x 6'6" (2.0m x 2.0m)

New three piece bathroom suite in white, bath with electric shower over, pedestal wash hand basin, low flush WC, contemporary tiling, extractor fan, laminate flooring, radiator & frosted double glazed window to the rear elevation.

Outside

Front Garden

The front has an attractive lawned garden being well presented with easy care perennial plants, new fences on either side of the neighbouring properties and new front and side gate. The front, side and rear door are also fitted with new matt black wired lights that run on a smart app.

Through the side gate is storage for bins, and side access down the side of the house leading to a patio area recently decked, outdoor tap and light.

Rear Garden

Steps leading down to the garden which is filled with an evergreen border of easy to care for perennials, a BBQ area and large shed with lighting and electric. Heritage painted 6ft secure fence with gate leading to purpose-built parking space with further parking behind that, this is accessed down the side of the last property on the row of 1930's semi's via a private road leading to the rear of the properties.

The rear of the property is West facing garden benefitting from sun in the garden well into the late evening.





Floor Plan



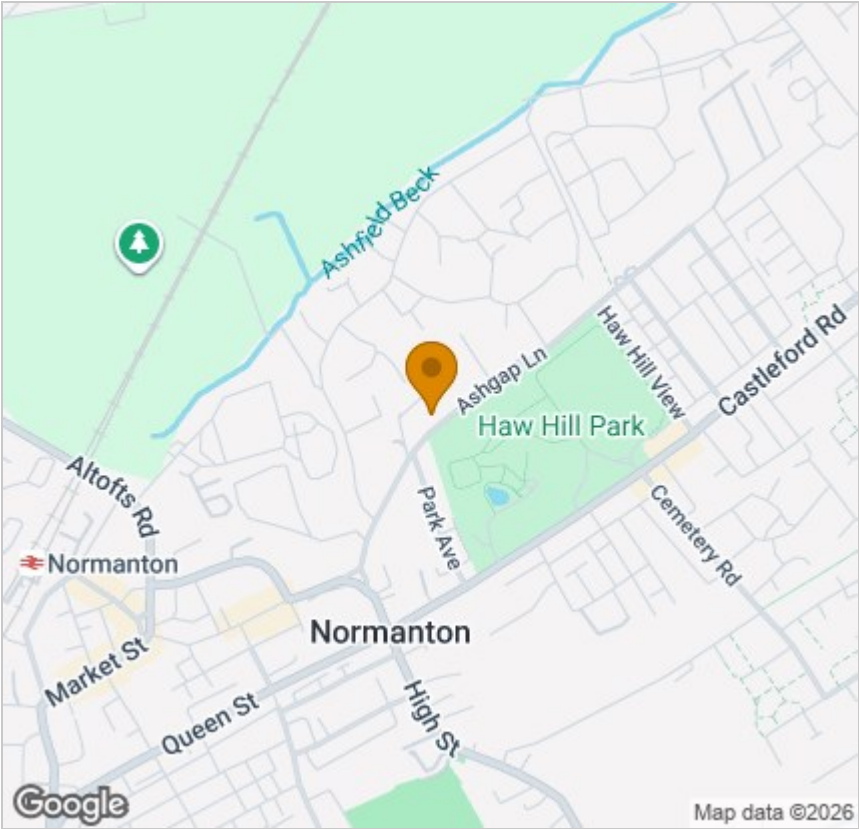
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk

Area Map



Energy Efficiency Graph

