



# HODSONS



ASKING PRICE

**£315,000**

**Fairway**

Normanton, WF6 1SN





Offered to the market with no onward chain, this detached family home occupies a generous corner plot within a popular residential area of Normanton. Perfectly suited to growing families or those seeking additional space both inside and out, this property offers a blend of practicality and comfort, with the added benefit of spacious gardens, ample off-street parking, and an attached double garage.

On the ground floor, the accommodation comprises entrance hall, leading through to a spacious lounge—a fantastic living space ideal for relaxing and entertaining. This in turn opens into a bright conservatory that enjoys views over the rear garden. A separate dining room provides the perfect setting for family meals or hosting guests, while the fitted kitchen offers a range of wall and base units with space for appliances. A convenient ground floor W.C. completes the layout.

To the first floor, the home offers three well-proportioned bedrooms, including a generous master bedroom with en suite shower room. A modern family shower room serves the remaining two bedrooms.

Externally, the home offers enclosed lawned gardens to the front and side, providing a safe and private area for children and pets. The rear garden is fully paved for ease of maintenance, making it an ideal space for outdoor seating and entertaining. A block-paved driveway to the front offers ample off-road parking and leads to a spacious double garage, perfect for storage or further development potential (subject to planning).

Situated in a sought-after part of Normanton, the property benefits from excellent local amenities, including shops, schools, and parks. The area is well-served by public transport links and offers easy access to the M62 motorway, making it ideal for commuters travelling to Wakefield, Leeds, or beyond.

Early viewing is highly recommended to fully appreciate the space, potential, and location of this fantastic family home.

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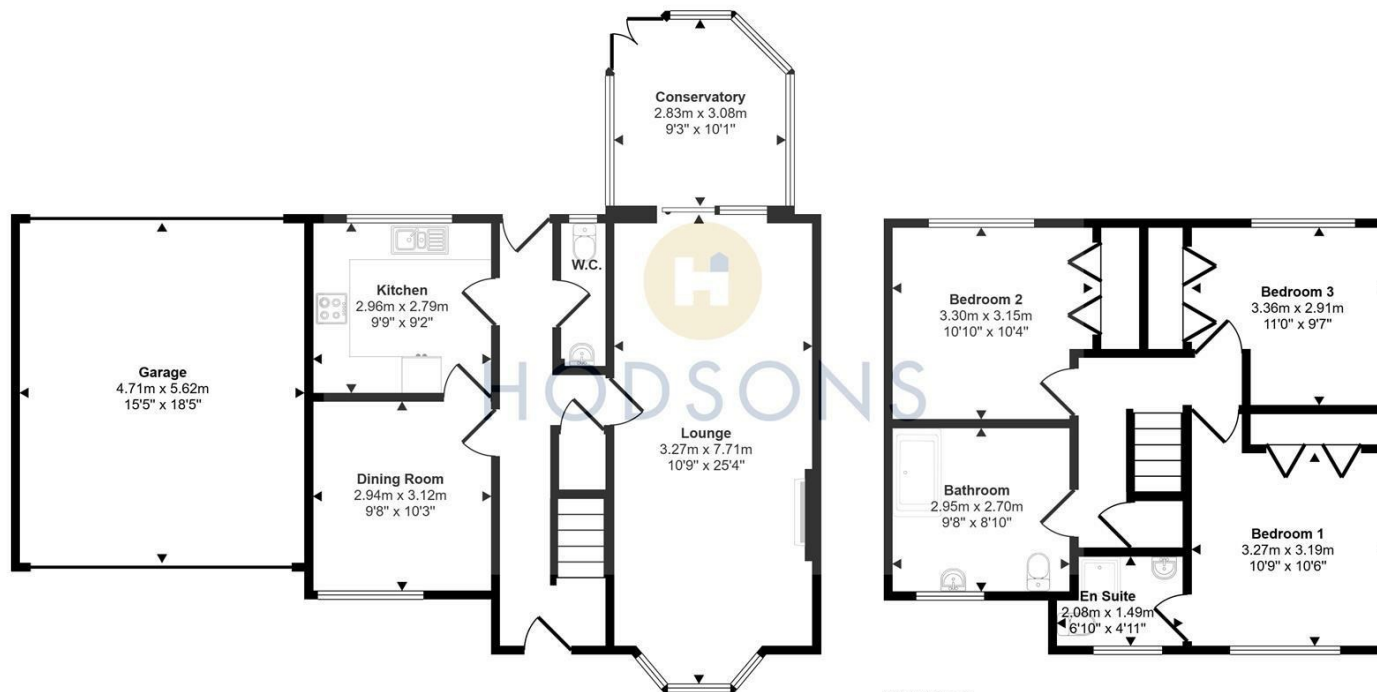




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Approx Gross Internal Area  
146 sq m / 1576 sq ft



Ground Floor  
Approx 92 sq m / 987 sq ft

First Floor  
Approx 55 sq m / 588 sq ft

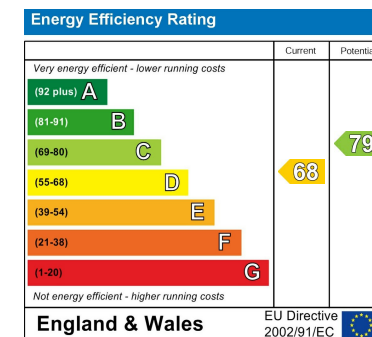
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**LOCAL AUTHORITY**  
Wakefield

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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