



## 19 King Edward Street

Normanton | WF6 2AZ

Offers In Region Of  
£55,000

In need of major modernisation is this good sized **TWO DOUBLE BEDROOM** middle terraced house situated in the heart of Normanton Centre being handy for all its amenities. The property does not currently have a fitted kitchen or bathroom so we believe that a cash purchase is essential.

 **Cooper & Cutt**  
ESTATE AGENTS



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The property has PVCu double glazing and a central heating system (although not tested) and the accommodation comprises of partially built entrance porch, lounge, inner lobby, dining kitchen, stairs to lower ground floor with 2 large rooms, stairs and landing to the first floor, two double bedrooms, house bathroom/WC, loft space, permit parking to the front and small gardens to the front and rear.

A full modernisation program is required and we believe a cash purchase is essential.

Please note the property is not suitable for viewing with children.

#### **PARTIALLY BUILT FRONT ENTRANCE PORCH**

##### **LOUNGE**

15' 0" x 12' 2" (4.57m x 3.71m)

Central heating radiator. Recessed spotlights.

Three white PVCu double glazed windows to the front elevation. Fireplace with no fire.

#### **INNER LOBBY**

##### **DINING KITCHEN**

13' 8" x 13' 1" (4.17m x 3.99m)

Wall mounted central heating boiler (not tested) Central heating radiator. Recessed spotlights (not fitted as no ceiling). Two white PVCu double glazed windows to the rear. White PVCu double glazed rear door.

#### **BASEMENT STORAGE CELLAR**

With two large rooms, boarded up windows and rear door to the rear garden.

#### **STAIRS AND LANDING**

##### **MASTER BEDROOM FRONT**

13' 11" x 12' 12" (4.24m x 3.96m)

Three white PVCu double glazed windows. Central heating radiator. Recessed spotlights.

##### **SECOND BEDROOM**

13' 0" x 7' 5" (3.96m x 2.26m)

White PVCu double glazed window. Central heating radiator. Currently no ceiling.

## BATHROOM/WC

9' 7" x 7' 3" (2.92m x 2.21m)

This room currently is partially tiled with a fitted low level WC and plumbing is visible for the bath and sink. Recessed spotlights. White PVCu double glazed window. Chrome central heating radiator.

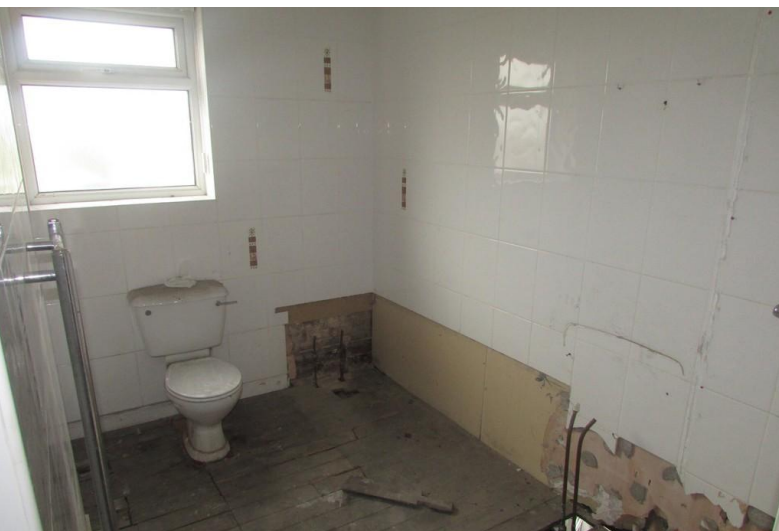
## LOFT SPACE

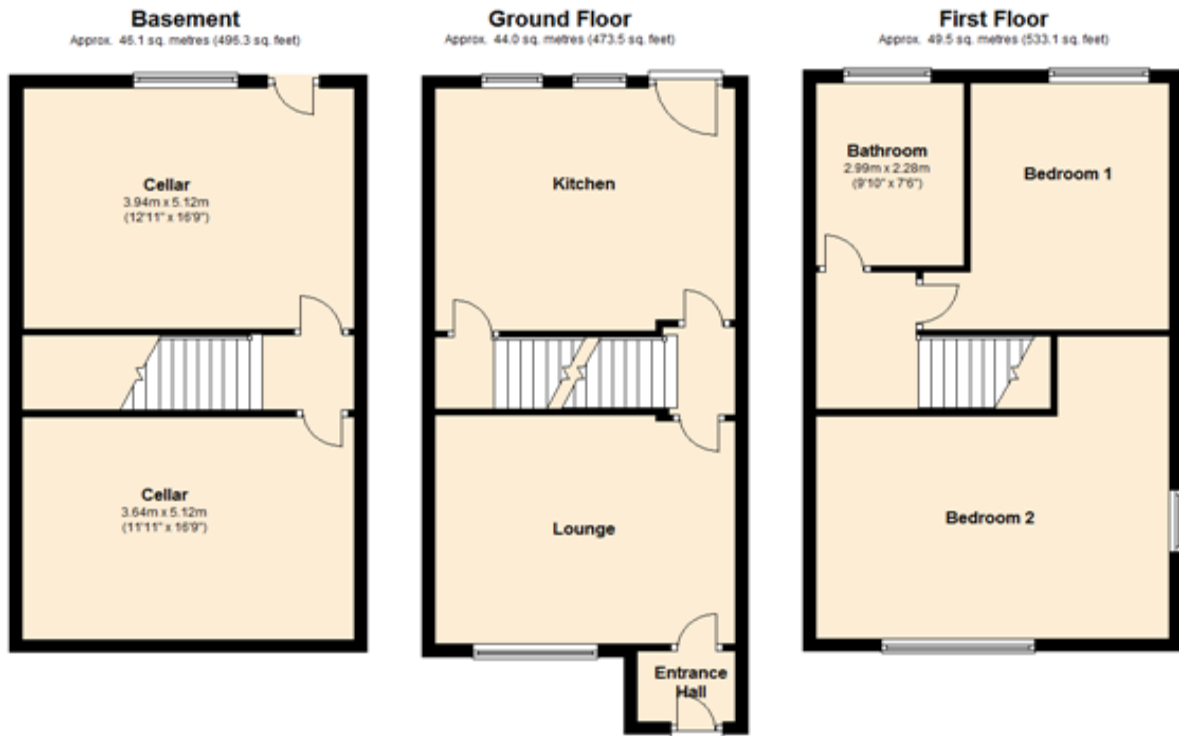
## OUTSIDE

Small front and rear gardens. On street permit parking to the front.

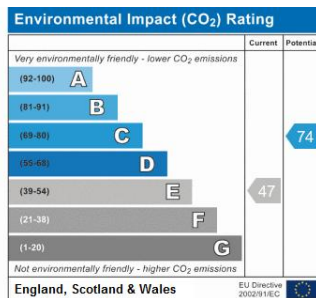
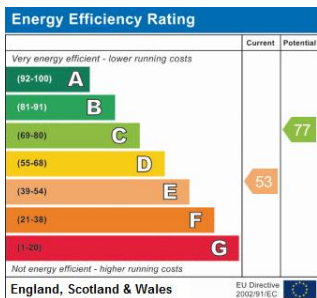
## CASH BUYERS ESSENTIAL

**\*\*PLEASE NOTE THAT THE PROPERTY IS SOLD AS SEEN AND NO ITEMS OF FURNITURE WILL BE REMOVED\*\***





Total area: approx. 139.6 sq. metres (1503.0 sq. feet)



### COUNCIL TAX BAND

Tax band A

### TENURE

Freehold

### LOCAL AUTHORITY

Wakefield Metropolitan District council

### OFFICE

17 Wood Street  
Wakefield  
West Yorkshire  
WF1 2EL

T: 01924 374792

E: [info@cooperandcutt.co.uk](mailto:info@cooperandcutt.co.uk)

W: [www.cooperandcutt.co.uk](http://www.cooperandcutt.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements