



2 Bed
House - Semi-Detached
located in

22 Queen Elizabeth Drive
Normanton
WF6 1JH



Asking price £190,000

Nestled in the charming area of Normanton, this delightful extended semi-detached house on Queen Elizabeth Drive offers a perfect blend of comfort and convenience. Spanning an impressive 893 square feet, this property is ideal for families or individuals seeking a welcoming home.

As you approach the house, you will be greeted by a well-maintained exterior that reflects the character of the neighbourhood. Inside, the layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere. The living areas are spacious, providing ample room for relaxation and entertaining guests.

The kitchen is functional and well-equipped, making it a joy to prepare meals. With its practical design, it caters to both everyday cooking and special occasions. The bedrooms are generously sized, offering a peaceful retreat at the end of the day with the bonus of a Boxroom would be perfect as a nursery or home office.

The outdoor area is equally appealing, providing a private garden that is perfect for enjoying the fresh air or hosting summer barbecues. This semi-detached house not only offers a lovely living space but also the potential for personalisation, allowing you to make it truly your own.

Located in Normanton, you will benefit from a friendly community atmosphere, with local amenities, schools, and parks just a stone's

Entrance Hall

The entrance hall welcomes you with soft carpeting and neutral walls, leading to the staircase and offering a practical space to start your journey through the home.

Living Room

13'8" x 11'9"

This spacious living room features a traditional fireplace with a wooden surround provides a warm focal point, complemented by a patterned carpet that adds character to the space. The neutral walls and ceiling lights create an inviting atmosphere for relaxation and entertaining.

Dining Area

10'4" x 8'0"

Adjacent to the living room, the dining area offers a cosy setting with large windows and French doors that open onto the garden, bathing the room in natural light. The room comfortably fits a dining table and chairs, making it ideal for family meals or social gatherings. Neutral decor and a carpeted floor complement the warm and welcoming feel of this space.

Kitchen

13'9" x 7'10"

The kitchen is beautifully fitted with sleek cream-coloured units topped with stone-effect work surfaces, providing ample storage and preparation space. Integrated appliances include a double oven/microwave, and gas hob with a stainless steel extractor above. A window over the sink brings in natural light and offers views to the garden, while the door leads out to the side of the property. The wood-effect flooring adds a contemporary touch to the room.

Landing

The landing on the first floor offers access to all bedrooms, the bathroom, and a useful box room. Neutral walls and carpeted flooring provide a light and airy transition space between rooms.

Bedroom One

13'11" max x 9'7"

This well-appointed main bedroom benefits from built-in wardrobes surrounding the bed, offering excellent storage without compromising on space. A window to the rear fills the room with natural light, while neutral tones create a restful environment. The soft carpeting adds comfort underfoot, making this a cosy retreat. There is also a shower enclosure with patterned glass doors and is finished in light neutral tiling.

Bedroom Two

13'9" x 10'1"

Bedroom two is a generous double room featuring built-in wardrobes for storage and a window overlooking the rear garden. The room is fitted with carpet and decorated in calming neutral tones, providing a flexible space that could also accommodate a desk or additional furniture if required.

Box Room

5'11" x 4'5"

This compact box room is perfect for use as a nursery, small study, or additional storage space. It has a window for natural light and is simply decorated with carpet and neutral walls, providing a versatile space on the first floor.



Bathroom

7'7" x 4'6"

The bathroom is a sleek and modern space featuring large grey tiled walls and dual frosted windows for privacy and light. It includes a white bath with a handrail, a contemporary vanity unit with washbasin, a wall-mounted heated towel rail, and a close coupled toilet, all set against a clean and practical tiled floor.

Rear Garden

The well-manicured rear garden offers a large lawn bordered by fences and hedging, providing a private and peaceful outdoor space. A paved patio area lies directly outside the French doors, ideal for outdoor dining or relaxing.



Front Exterior

The front exterior of the home features a brick wall with wrought iron gates leading to a paved driveway, offering parking space for vehicles. The property is a semi-detached brick house with a tiled roof and a welcoming front door with decorative glass panels.



Garage and Side Area

To the side of the property, a long shared driveway leads to a detached garage at the rear, providing additional parking and storage. There is also a side door from the kitchen to the driveway for convenient access.

MISC

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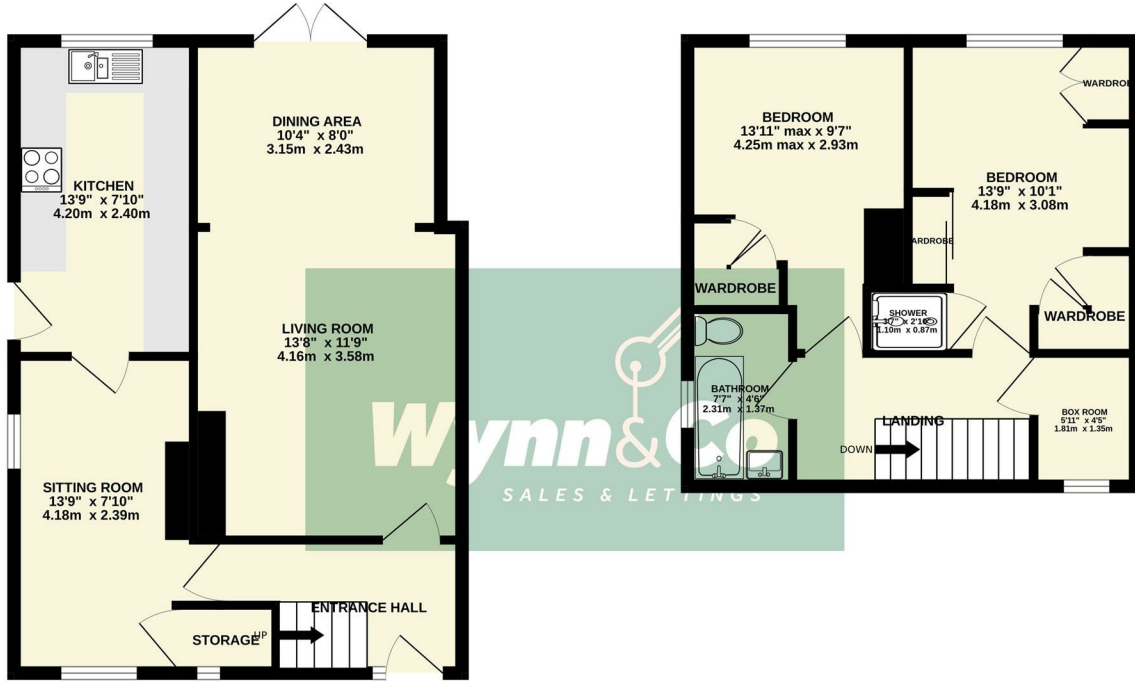


22 Queen Elizabeth Drive, Normanton, WF6 1JH



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TWO BEDROOM PLUS BOXROOM SEMI DETACHED HOME

TOTAL FLOOR AREA : 893 sq.ft. (82.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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