



2 Bed
House - Townhouse
located in

18 Gleneagles Court

Normanton

WF6 1WW



Asking price £190,000

Welcome to this charming townhouse located in the desirable area of Gleneagles Court, Normanton. This delightful property, built around 2003, offers a perfect blend of modern living and comfort, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

Spanning an inviting 583 square feet, the townhouse features a well-designed layout that maximises space and functionality. Upon entering, you are greeted by a spacious reception room and a breakfast kitchen, perfect for relaxing or entertaining guests. Both rooms are filled with natural light, creating a warm and welcoming atmosphere.

The property boasts two generously sized bedrooms, providing ample space for rest and relaxation. Each bedroom is thoughtfully designed to ensure comfort and privacy. Additionally, there is a modern bathroom and additional ground floor WC, which is a significant advantage for busy households, ensuring convenience for all residents.

Situated in a peaceful neighbourhood, Gleneagles Court offers a sense of community while being conveniently close to local amenities, schools, and transport links. This location provides easy access to nearby parks and recreational areas, perfect for outdoor enthusiasts.

In summary, this townhouse in Gleneagles Court is a wonderful

Entrance Hall

This inviting entrance hall greets you with a light and airy atmosphere, featuring a modern front door with decorative glass panels that allow natural light to flow through. The hall provides access to the living room and downstairs WC, with a stylish oak door leading into the living space, and a white finish on the walls and flooring that sets a fresh tone for the home.

Cloakroom / WC

This convenient downstairs WC is finished in a clean, white scheme with a pedestal basin and close coupled WC. A window allows natural light into the space, enhancing its bright and fresh feel, while practical fittings ensure functionality in a compact footprint.

Living Room

13'8" max x 10'1"

The living room is a comfortable and welcoming space with soft neutral tones and plush carpeting underfoot. It is well-lit by natural light from a front-facing window dressed with curtains, creating a cosy environment for relaxation and entertainment. The room benefits from contemporary wall lighting, with openings leading directly to the entrance hall and kitchen/breakfast room, offering a smooth flow through the ground floor.

Kitchen/Breakfast Room

13'0" x 8'0"

Bright and contemporary, the kitchen/breakfast room is fitted with sleek white cabinets and contrasting dark countertops, complemented by white tiled splashbacks. Space for a freestanding fridge freezer positioned adjacent to French doors that open out to the rear garden, inviting natural light and fresh air into the room. The breakfast bar with seating adds a casual dining option and enhances the sociable nature of the space. Integrated appliances include a gas hob and oven with a modern extractor hood above, making this a practical yet stylish kitchen area.

Stairs and Landing

The staircase leads off the entrance hall to a landing area with internal doors to all first floor rooms.

Bedroom One

13'0" x 8'9" plus recess

The principle bedroom is a serene and spacious room featuring neutral décor that creates a calm atmosphere. Two windows provide plenty of natural light along with a fitted carpet and space for bedside furniture. A useful built-in storage cupboard is integrated into one wall, adding practicality without compromising the room's generous proportions.

Bedroom Two

13'1" x 7'7" max

Bedroom two is a comfortable and well-proportioned room with two windows that fill the space with natural light. One wall is painted in a deep teal shade, adding interest and contrast to the otherwise neutral décor. The carpeted floor and simple window blinds complete this versatile room, which could serve as a guest bedroom, office, or hobby space.



Bathroom

7'3" x 5'6"

The family bathroom is stylishly fitted with modern grey wall panelling and tiled flooring, creating a sleek, contemporary look. It features a white suite including a bathtub with a glass shower screen and a rainfall showerhead, a pedestal basin, and a close coupled WC. A window provides natural light and ventilation, enhancing the fresh and clean feel of the space.



Rear Garden

The rear garden is a delightful outdoor space, mainly laid to artificial grass for easy maintenance and featuring a small raised wooden deck area ideal for seating or alfresco dining. The garden is fully enclosed with timber fencing, providing privacy and security. A wooden garden shed offers useful storage for tools and outdoor equipment, while the garden is accessed via double French doors from the kitchen/breakfast room, extending the living space outdoors.



Front Exterior

The front exterior of the property showcases a neat and well-maintained frontage with a driveway providing off-street parking for two vehicles. The home is a charming end-terrace townhouse with a pitched roof and a mixture of brickwork and light-coloured window frames. A path runs down the side of the house to the rear garden.

MISC

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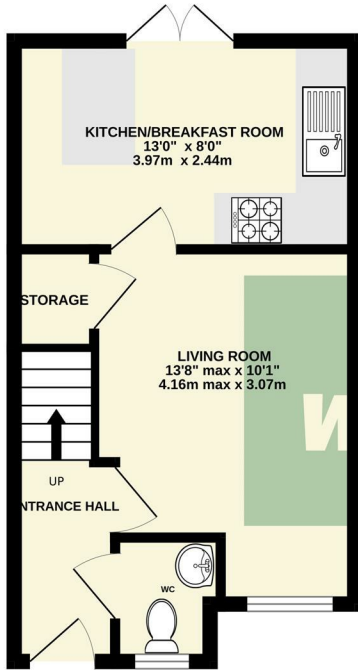




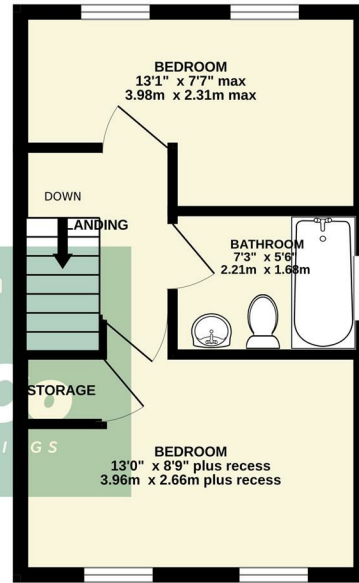
18 Gleneagles Court, Normanton, WF6 1WW



GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



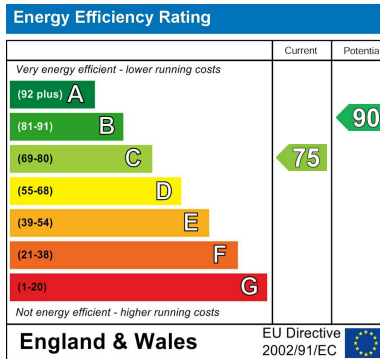
1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TWO BEDROOM END TOWN HOUSE

TOTAL FLOOR AREA : 583 sq.ft. (54.2 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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DIRECTIONS

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