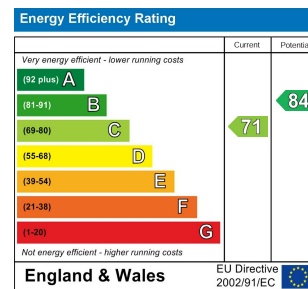
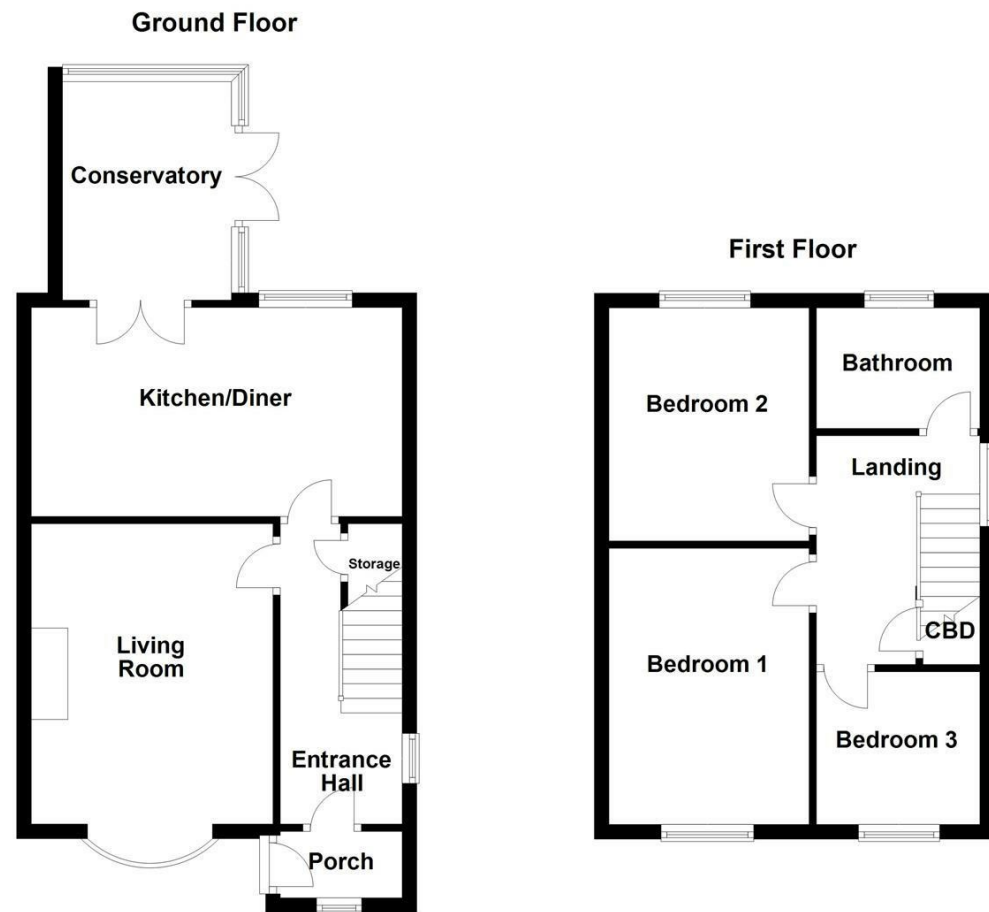




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



34 Snyderdale Grove, Normanton, WF6 1SU

For Sale Freehold £230,000

Nestled in a cul-de-sac location is this well presented three bedroom semi detached property benefitting from well proportioned reception rooms, ample off road parking and front and rear gardens.

The property briefly comprises of the entrance porch leading into the entrance hall leading to the living room, kitchen/diner and conservatory. The first floor landing leads to three bedrooms, the house bathroom and storage cupboard. Outside to the front the garden is laid to lawn with a tarmac driveway providing off road parking for several vehicles leading to the single detached garage. To the rear the garden is laid to lawn with a block paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

The property is within walking distance to the local amenities and schools within Normanton town centre which benefits from its own supermarket and railway station. For those looking to travel further afield, the M62 motorway link is only a short distance away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
 Pontefract & Castleford office 01977 798844
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE PORCH

2'11" x 5'5" [0.9m x 1.67m]

UPVC double glazed frosted entrance door. Central heating radiator, UPVC double glazed frosted window to the front and frosted door leading into the entrance hall.

ENTRANCE HALL

13'5" x 5'7" [4.1m x 1.72m]

UPVC double glazed window to the side, coving to the ceiling, stairs to the first floor landing with understairs storage and central heating radiator. Doors to the living room and kitchen/diner.

LIVING ROOM

13'5" x 10'10" (max) x 9'8" (min) [4.1m x 3.31m (max) x 2.97m (min)]

UPVC double glazed bow window to the front, coving to the ceiling, central heating radiator and gas fireplace with marble hearth, surround and wooden mantle.



KITCHEN/DINER

9'4" x 13'7" [2.86m x 4.15m]

UPVC double glazed window to the rear, set of UPVC double glazed French doors to the conservatory and central heating radiator. Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back, four ring gas hob with extractor hood above, integrated double oven, integrated under counter fridge and integrated washing machine.



CONSERVATORY

9'9" x 7'7" [2.99m x 2.33m]

Spotlights to the ceiling, set of UPVC double glazed French doors leading to the rear patio and surrounded by UPVC double glazed windows.



FIRST FLOOR LANDING

UPVC double glazed window to the side, coving to the ceiling, loft access and doors leading to three bedrooms, the house bathroom and storage cupboard.

BEDROOM ONE

12'4" x 9'8" [3.77m x 2.96m]

Fitted wardrobes with partially mirrored doors, central heating radiator, coving to the ceiling and UPVC double glazed window to the front.



BEDROOM TWO

9'8" x 10'7" [2.96m x 3.24m]

Central heating radiator, UPVC double glazed window to the rear, coving to the ceiling and fitted wardrobes with sliding mirrored doors.



BEDROOM THREE

6'10" x 6'8" [2.09m x 2.04m]

UPVC double glazed window to the front, coving to the ceiling and central heating radiator.

BATHROOM/W.C.

6'9" x 5'5" [2.06m x 1.67m]

UPVC double glazed frosted window to the rear, central heating radiator, coving to the ceiling, low flush w.c., pedestal wash basin with mixer tap, panelled bath with overhead electric shower head attachment and partially tiled.



OUTSIDE

To the front of the property there is a lawned garden with planted bed borders, a paved pathway to the front door and a tarmac driveway providing off road parking for several vehicles leading to the single detached garage with manual up and over door. To the rear the garden is laid to lawn with planted bed borders, mature trees and a block paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.