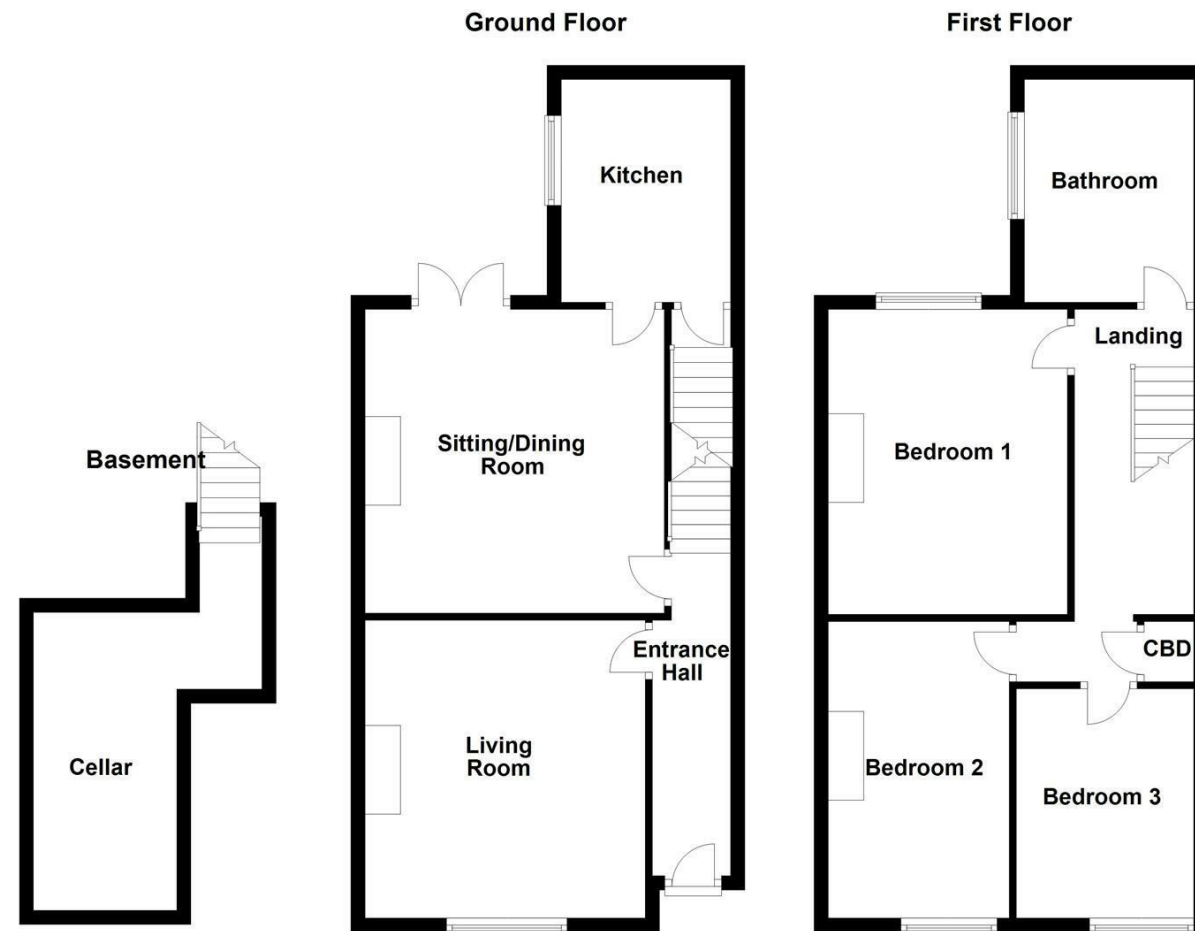




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



## Norman Villas, 7 Snyderdale Road, Normanton, WF6 1NT

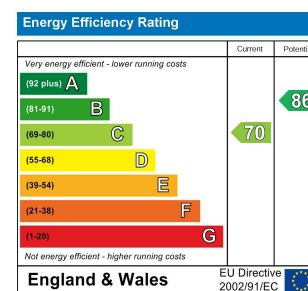
For Sale Freehold £205,000

A superb opportunity to purchase this three bedroom mid terrace house enjoying spacious living accommodation spread over two levels with three good sized bedrooms, two large reception rooms, useful cellar room and low maintenance gardens.

The property fully comprises of entrance hall, living room, sitting/dining room and kitchen to complete the ground floor. A staircase leads down to the cellar room located on the lower ground floor. To the first floor landing there are three bedrooms (bedrooms two and three have been recently decorated) and a four piece suite house bathroom/w.c. Externally to the front there is on street parking available with a low maintenance buffer garden with block paved seating area and planted borders making the garden completely enclosed. Whilst to the rear, there's a paved pathway leading to a block paved seating area under a wooden pergola with built in timber seating, completely enclosed by solid brick built walls on all sides, with a useful brick built outhouse.

The property itself is within walking distance to the local amenities and schools located within Normanton town centre, benefitting from it's own supermarket and railway station. For the commuter looking to travel further afield, there's direct access via the M62 motorway.

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



**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.

**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



## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed sunlight above the door. Solid wooden floor, central heating radiator, ceiling rose, coving to the ceiling, coat rail, picture rail and feature archway with staircase and handrail leading to the first floor landing. Doors leading through to living room and sitting/dining room.

### LIVING ROOM

12'11" x 13'9" [3.96m x 4.20m]

UPVC double glazed window overlooking the front aspect, solid wooden floor, central heating radiator, ornate coving to the ceiling, ceiling rose and open fire on a grate with granite hearth, cast iron detailing and wooden decorative surround.

### SITTING/DINING ROOM

14'0" x 13'10" [4.27m x 4.24m]

Solid wooden floor, cast iron multi-fuel burner inset onto a slate paved hearth with decorative brick interior within the chimney breast on a solid wooden surround. Coving to the ceiling, ceiling rose and original creole to the ceiling. UPVC double glazed French doors leading to the rear garden, central heating radiator, two built in storage cupboards and fixed shelving. Door providing access into the kitchen.



### KITCHEN

10'3" x 7'10" [3.13m x 2.40m]

Range of wall and base units with laminate work surface over and tiled splash back above, 1.5 stainless steel sink and drainer with tap, integrated oven and grill with four ring gas hob, stainless steel splash back and large cooker hood above. Laminate flooring, integrated fridge and freezer, integrated washing machine, strip lighting, UPVC double glazed window overlooking the side aspect. Combi condensing boiler is housed in a cupboard within the kitchen. Door providing access into the cellar room located on the lower ground floor.



### CELLAR

6'4" x 13'6" [1.94m x 4.14m]

Power and light.

### FIRST FLOOR LANDING

Central heating radiator, solid wooden floor and loft access. Doors to bedrooms, built in wardrobe and house bathroom/w.c.

### BATHROOM/W.C.

7'10" x 10'4" [2.40m x 3.17m]

Loft access. Four piece suite comprising curved corner shower cubicle with double glass doors and mixer shower within with rain shower head above. Ceramic freestanding roll top bath with claw feet, centralised mixer tap and shower attachment

making it a double ended bath. Pedestal wash basin with two chrome taps, low flush w.c., part tiled walls, exposed brick wall, extractor fan, inset spotlights to the ceiling, central heating radiator, solid wooden floor and UPVC double glazed frosted window overlooking the side elevation.



### BEDROOM ONE

11'2" x 14'2" [3.42m x 4.32m]

UPVC double glazed window overlooking the rear elevation, central heating radiator, solid wooden floor and decorative fireplace with Yorkshire paved hearth, cast iron detailing and solid wooden surround painted in black.



### BEDROOM TWO

8'6" x 13'10" [2.61m x 4.22m]

UPVC double glazed window overlooking the front elevation, central heating radiator, solid wooden floor. Decorative fireplace with Yorkshire paved hearth, cast iron detailing and solid wooden surround painted in black.



### BEDROOM THREE

10'8" x 8'2" [3.26m x 2.49m]

UPVC double glazed window overlooking the front elevation, central heating radiator and solid wooden floor.

## OUTSIDE

To the front of the property there is on street parking, Timber gate accessing the low maintenance buffer garden with a block paved seating area with planted borders and Yorkshire stone paved pathway leading to the front door and recess porch area. To the rear there is a paved pathway leading to the timber gate at the rear with a block paved patio area with built in timber seats and a timber wooden pergola over. Brick built outhouse with a timber door to the front and power within, as well as a timber single glazed frosted window to the side. Solid brick built walls on all sides, making the rear garden completely enclosed Paved area with communal access to other properties on the street which is owned by the property all the way to a brick wall. The property enjoys open aspects views to the field behind.



## COUNCIL TAX BAND

The council tax band for this property is A

## 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.

## EPC RATING

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

## VIEWINGS

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