

WAKEFIELD | **OSSETT** | **HORBURY**
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NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



Norman Villas, 5 Snyderdale Road, Normanton, WF6 1NT

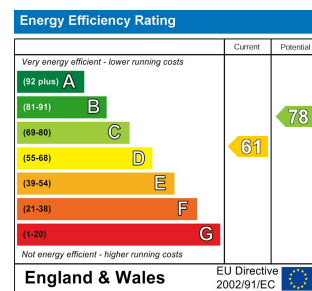
For Sale Freehold £210,000

Renovated to a high standard throughout is this deceptively spacious two bedroom mid terrace property benefitting from bespoke kitchen, modern house bathroom and an attractive enclosed rear garden.

The property briefly comprises of entrance hall, living room, sitting/dining room with access to the cellar and bespoke kitchen with quartz worktops. The first floor landing leads to two bedrooms and the modern four piece house bathroom/w.c. Outside to the front is a low maintenance pebbled garden and Yorkshire stone pathway leading to the front door. To the rear is an enclosed attractive garden with two patio areas and artificial lawn.

Normanton is an ideal location for a range of buyers and as for those looking to downsize to the area it is ideally located in walking distance to Normanton town centre where larger facilities such as shops and schools can be found. It is also ideally located on local bus routes to and from neighbouring towns and cities such as Wakefield, Castleford and Pontefract. Normanton is home to its own train station from all major city links and is also a stones throw away from the M62 motorway link for those who look to travel further afield.

Only a full internal inspection will truly show what is to offer at the property and so an early viewing comes highly advised to avoid disappointment.



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*

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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

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ACCOMMODATION

ENTRANCE HALL

Timber front entrance door, timber single glazed sun light, laminate flooring, tall skirting boards, central heating radiator and dado rail. Stairs to the first floor landing and doors to the living room and sitting/dining room.

LIVING ROOM

12'10" x 13'9" [3.93m x 4.21m]

Laminate floor, timber double glazed window overlooking the front aspect, central heating radiator, picture rail, coving to the ceiling, tall skirting boards, and open fire on a slate hearth with decorative painted tiled interior and marble decorative surround.



SITTING/DINING ROOM

14'2" x 13'8" [4.32m x 4.18m]

Coving to the ceiling, picture rail, LVT parquet style floor, feature archway providing access into the modern fitted kitchen,

contemporary dark grey radiator and tall skirting boards. Set of UPVC double glazed French doors leading to the rear garden with UPVC sunlight above. Open fire with cast iron detailing and solid wooden decorative surround. Double doored storage cupboard with fixed shelving. Timber door with staircase leading to the cellar room on the lower ground floor.



CELLAR

13'6" x 5'10" [4.12m x 1.79m]

Timber single glazed window to the front aspect, power and light, fixed shelving to the walls, timber work surface with space for a freezer and dryer.

KITCHEN

9'9" x 7'9" [2.99m x 2.38m]

Range of wall and base units with quartz work surface over and quartz upstanding above, Belfast ceramic sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, integrated Neff oven and grill with microwave oven above and

separate four ring induction hob with cooker hood over. Inset spotlights to the ceiling, integrated slimline dishwasher and integrated fridge/freezer. Kick heater, Yorkshire stone polished flagged floor, downlights built into the wall cupboard, timber double glazed window overlooking the side aspect and pull out pantry drawers.

FIRST FLOOR LANDING

Doors to two bedrooms and modern fitted house bathroom. Loft access, central heating radiator and dado rail.

BATHROOM/W.C.

10'5" x 7'11" [3.18m x 2.43m]

Four piece suite comprising freestanding roll top bath with claw feet, centralised mixer tap and shower attachment, walk in shower cubicle with mixer shower and rainfall shower attachment, low flush w.c. and pedestal wash basin. Contemporary radiator with chrome towel rail, inset spotlights, loft access and timber double glazed frosted window overlooking the side elevation.



BEDROOM ONE

13'9" x 17'0" [4.20m x 5.20m]

Two timber double glazed windows overlooking the front elevation, central heating radiator, coving to the ceiling and picture rail.



BEDROOM TWO

7'10" x 14'2" [2.41m x 4.32m]

Timber double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling, picture rail and decorative fireplace with stone hearth.



OUTSIDE

To the front is on street parking and timber gate providing access onto a Yorkshire stone paved pathway to the front door and low maintenance pebbled garden. To the rear is an Indian stone paved patio area, perfect for entertaining and dining purposes and artificial lawn and further Indian stone paved patio area under a timber wooden pergola, completely enclosed by solid brick built walls and a timber gate accesses a pebbled area with shared access.



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.

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.