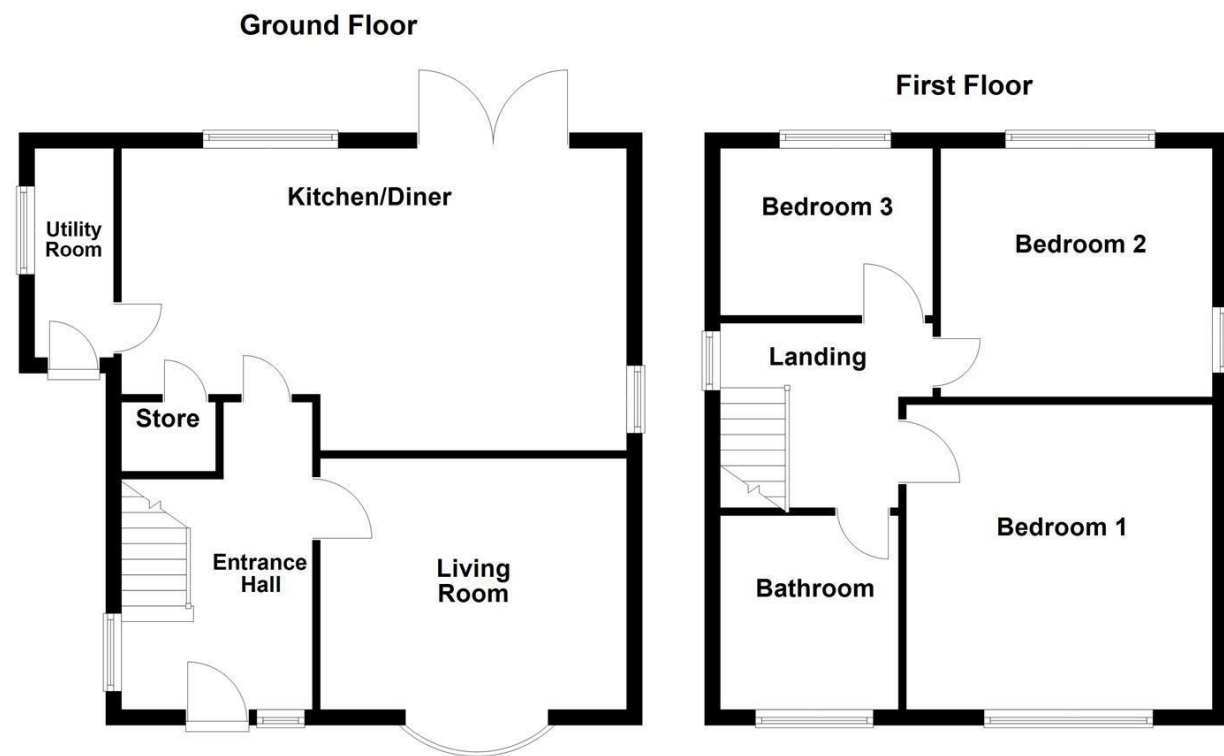


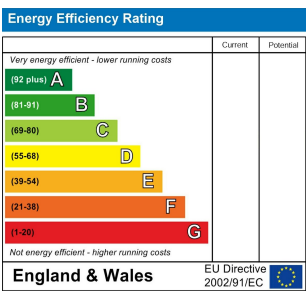


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



27 Snyderdale Road, Normanton, WF6 1NT

For Sale Freehold £400,000

Introducing to the market this beautiful three bedroom detached property situated in the sought after location of Normanton benefitting from ample reception space, ample off road parking, a detached garage and a larger than average landscaped rear garden.

The property briefly comprises of entrance hall, living room, open plan kitchen dining room with doors out to a balcony and access to a store room and the utility room. To the first floor landing there is access to three good sized bedrooms, the loft and the house bathroom. To the front of the property there is a large driveway for two cars leading to a detached garage. There is also steps down to a laid to lawn area and a pathway to the front door. To the rear garden there is a large laid to lawn garden area and a separate paved patio area, perfect for outdoor dining and entertaining purposes. The rear garden is fully enclosed by timber fencing.

Normanton makes an ideal location for a range of buyers as it is aptly placed to local amenities such as good pubs, shops and schools. However, for those looking to work or commute further afield Normanton does have it own train station, is on local bus routes and is only a short distance from the M62 motorway.

Only a full internal inspection will show what this property has to offer and so an early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite entrance door into the entrance hall. UPVC double glazed window to the side, central heating radiator, staircase to the first floor landing, doors to living room and kitchen dining room.

LIVING ROOM

12'11" x 12'10" [3.95m x 3.92m]

UPVC double glazed bay window to the front, UPVC double glazed window to the side, log burning stove.



KITCHEN DINING ROOM

21'2" x 10'2" [min] x 12'9" [max] [6.47m x 3.10m [min] x 3.89m [max]]

UPVC double glazed window to the side, central heating radiator, tiled flooring, UPVC double glazed patio doors leading

out onto the balcony, UPVC double glazed windows to the rear, doors to utility room and the storage room. A range of wall and base units with worksurface over, four ring electric hob with extractor fan over. Integrated double oven, integrated dishwasher, integrated bin, composite sink with mixer tap and drainer, space for fridge freezer.

STORAGE ROOM

Frosted UPVC double glazed window to the side.

UTILITY ROOM

8'8" x 4'5" [2.65m x 1.36m]

UPVC double glazed window to the side, UPVC part glazed door to the front, space and plumbing for a washing machine, space and plumbing for a dryer, space for a dishwasher.

FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, doors to three bedrooms and the house bathroom.

BEDROOM ONE

12'10" x 12'11" [3.93m x 3.96m]

UPVC double glazed window to the front, small UPVC double glazed window to the side, central heating radiator.



BEDROOM TWO

11'6" x 12'11" [3.51m x 3.95m]

UPVC double glazed window to the side, central heating radiator.

BEDROOM THREE

8'4" x 8'10" [2.55m x 2.70m]

UPVC double glazed window to the rear.



BATHROOM

7'8" x 8'2" [2.35m x 2.49m]

Frosted UPVC double glazed window to the side, floor to ceiling tiling, ladder style central heating radiator, UPVC double glazed window to the front, extractor fan, spotlights. Ceramic low flush W.C., wall mounted hand wash basin with mixer tap and additional storage units, panelled bath with hot and cold taps, overhead shower attachment.



OUTSIDE

To the front of the property is a large driveway with a gravelled area leading up to a detached garage, there is a laid to lawn garden and it is enclosed by stone walls and timber fencing to one side. There is a timber gate enclosing the entrance to the side of the property. Also to the side is a side entrance door to the utility room and entry to the rear garden. To the rear of the property there is a timber balcony overlooking the rear elevation garden, under which there is an entrance to the basement. There is additional flagged patio area with entrances to the side and to the garden, additional decked area with shed. For the garden itself there is a mixture of laid to lawn garden and it is enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

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.