



WAKEFIELD
01924 291 294

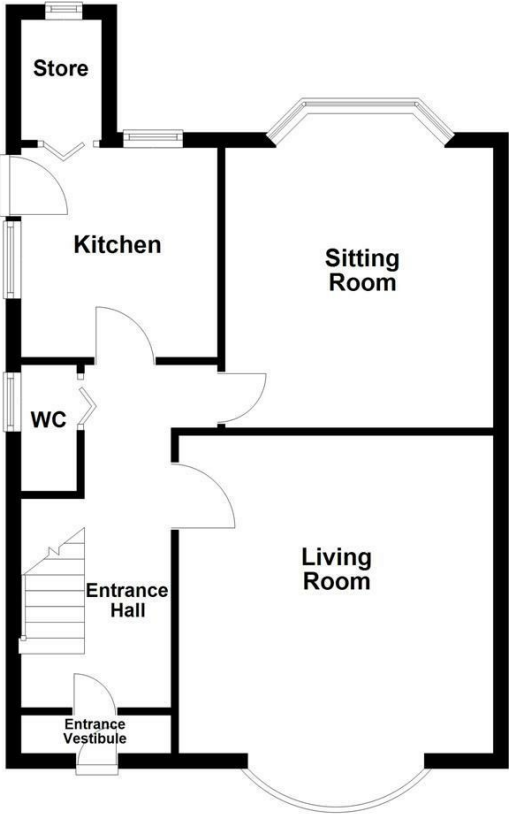
OSSETT
01924 266 555

HORBURY
01924 260 022

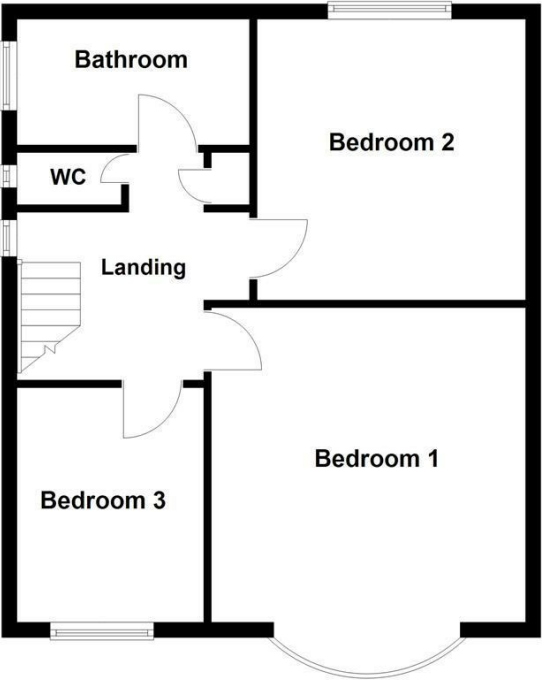
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

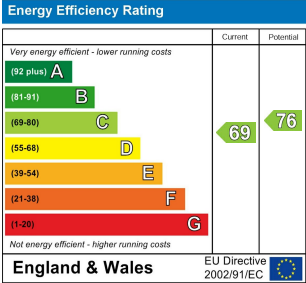


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



43 Snyderdale Road, Normanton, WF6 1NY
For Sale Freehold £300,000

Proudly introducing to the market is this spacious three bedroom semi detached property situated in the popular location of Normanton and sitting on a generous sized plot with charming features, driveway with garage and an enclosed rear garden.

The property briefly comprises of the entrance vestibule leading to the entrance hall, living room, w.c., sitting room and kitchen with pantry. The first floor landing leads to four bedrooms, bathroom and separate w.c. Outside to the front is a lawned garden and driveway for several vehicles leading to the detached garage. To the rear is an enclosed lawned garden with patio area.

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 reveal the potential on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE VESTIBULE

Composite front entrance door leading to a UPVC door to the entrance hall.

ENTRANCE HALL

Stairs to the first floor landing, coving to the ceiling, UPVC double glazed window to the side elevation with fitted shutters, doors to the living room, sitting room, w.c. and kitchen.

LIVING ROOM

13'8" x 13'6" [4.18m x 4.14m]
UPVC double glazed bay window to the front elevation with fitted shutters and central heating radiator.



W.C.

2'3" x 5'4" [0.7m x 1.65m]
Wash hand basin and low flush w.c. UPVC double glazed frosted window to the side elevation and spotlights.

SITTING ROOM

12'1" x 11'7" [3.7m x 3.54m]
Central heating radiator, coving to the ceiling, gas fireplace with feature surround and UPVC double glazed window and patio door to the rear with fitted shutters.



KITCHEN

8'6" x 9'6" [2.61m x 2.9m]
Range of wall and base units with laminate work surface over incorporating sink and drainer, integrated cooker with four ring gas hob and extractor fan. Integrated fridge/freezer, UPVC double glazed window and door to the side elevation with further rear window, central heating radiator and door to the pantry.



PANTRY

UPVC double glazed window to the rear elevation, space and plumbing for a washing machine and dryer. Housing the gas combination boiler.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation with fitted shutters, loft access, coving to the ceiling and doors to three bedrooms, bathroom and w.c.

BEDROOM ONE

13'8" x 13'6" [4.17m x 4.14m]
Central heating radiator, coving to the ceiling, fitted wardrobes and UPVC double glazed bay window to the front elevation with fitted shutters.



BEDROOM TWO

11'7" x 8'10" [3.55m x 2.7m]
Central heating radiator, UPVC double glazed window to the rear elevation with fitted shutters, coving to the ceiling and fitted wardrobes.



BEDROOM THREE

6'8" x 10'2" [2.04m x 3.12m]
Central heating radiator and UPVC double glazed window to the front elevation with fitted shutters.

BATHROOM

8'7" x 5'4" [2.64m x 1.64m]
Bath with hot and cold taps, corner shower with power shower head attachment and wall mounted hand wash basin. Central heating radiator, UPVC double glazed frosted window to the side elevation and radiator,



W.C.

4'3" x 2'5" [1.32m x 0.75m]
Low flush w.c., UPVC double glazed frosted window to the side elevation, tiled walls and floor.

OUTSIDE

The property is accessed through a set of cast iron gates with a lawned garden and driveway providing off road parking for four vehicles leading to the detached garage with manual up and over door.



COUNCIL TAX BAND

The council tax band for this property is C.

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.