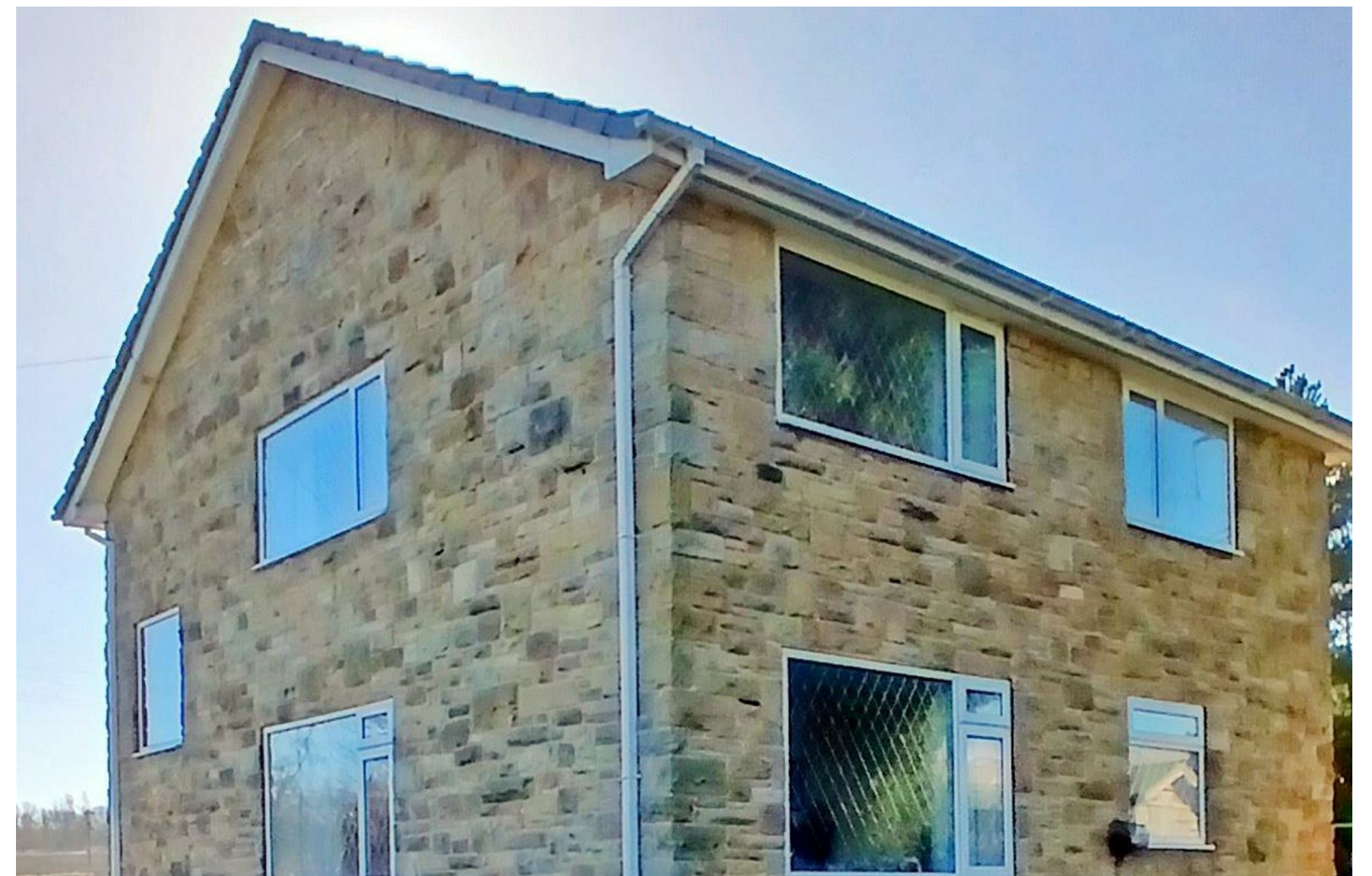


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NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



Mill Lane, Old Snyderdale, Pontefract, WF7 6EY

For Sale Freehold £335,000

Occupying a fantastic plot set back from main road is this well presented three bedroom detached property benefitting from ample driveway parking and spacious gardens to three sides with far reaching views of surrounding fields.

The property briefly comprises entrance hall, lounge, kitchen/diner with utility, w.c. and side porch. The first floor landing leads to three bedrooms and house bathroom/w.c. Externally there is driveway parking to the front of the property for four vehicles and low maintenance lawned gardens to the side and rear with a flagged patio to the side. There are fantastic far reaching views of surrounding fields and farm land.

The property is only a short drive away from surrounding towns such as Normanton with all the local amenities they have to offer including shops and schools, as well as transport links.

This property would make a fantastic family home and a viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS

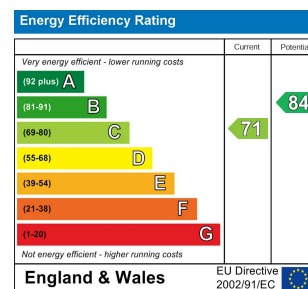
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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



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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.

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ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, central heating radiator, built in storage cupboard, stairs to the first floor landing and access to the lounge and kitchen/diner.

LOUNGE

20'5" x 11'10" (6.24m x 3.63m)

UPVC double glazed windows to the side and rear elevation with far reaching views of surrounding farm land, two central heating radiators and feature fireplace with wood surround.

KITCHEN/DINER

18'0" x 11'10" (5.50m x 3.63m)

Range of wooden wall and base units with laminate work surface over, stainless steel sink and drainer unit, integrated oven with gas hob and cooker hood. Space for a fridge/freezer. UPVC double glazed windows to the front and side elevation. Door to the pantry, central heating radiator and rear sliding door to the inner hallway.

INNER HALLWAY

Built in storage cupboard, access to the utility room, w.c. and side porch.

UTILITY

8'1" x 7'10" (2.48m x 2.41m)

Base units with stainless steel sink and drainer unit, plumbing for a washing machine or dryer and the boiler is housed in here. UPVC double glazed window to the rear elevation.

W.C.

6'0" x 3'4" (1.84m x 1.03m)

UPVC double glazed frosted window to the side, low flush w.c., wash hand basin and central heating radiator.

SIDE PORCH

5'11" x 5'0" (1.82m x 1.53m)

Wood framed door and double glazed windows to the side and rear elevation. UPVC front door leading to the garden.

FIRST FLOOR LANDING

Side UPVC double glazed window, two built in storage cupboards and access to three bedrooms

and bathroom.

BEDROOM ONE

17'10" x 11'10" (5.44m x 3.62m)

UPVC double glazed windows to the side and rear elevation, two central heating radiators and built in wardrobe. Shower unit with wall mounted shower and glass door.

BEDROOM TWO

8'8" x 10'5" (2.65m x 3.18m)

UPVC double glazed window to the rear elevation, central heating radiator and built in wardrobe. Corner sink unit with base units for storage, tap and tiled splash back.

BEDROOM THREE

12'0" x 9'10" (3.66m x 3.02m)

UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.

8'8" x 7'9" (2.65m x 2.37m)

Four piece suite comprising bath with tiled splash back, vanity wash hand basin, low flush w.c. and bidet. UPVC double glazed frosted window to the side elevation, central heating radiator, spotlights and chrome style ladder radiator.

OUTSIDE

The property is set back on a shared private road with a tarmacadam driveway providing ample space for up to four vehicles. The property sits on a substantial plot with lawned gardens leading to the rear of the property with further garden and bush and shrubbery borders boasting fantastic far reaching views of surrounding countryside. There is a further rear garden with two storage sheds and flagged patio seating area to the side.

PLEASE NOTE

The property has a septic tank.

COUNCIL TAX BAND

The council tax band for this property is E.

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 Pontefract 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.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.