



**Snydale Court, NORMANTON WF6 1SZ**



**Welcome to**

**Snydale Court ,NORMANTON**

READY TO MAKE A MOVE? At a Guide Price of £210,000 - £220,000 this could be the PERFECT property for you! Offering THREE BEDROOMS and TWO RECEPTION ROOMS, this WELL PRESENTED home is IDEAL for the young FAMILY buyer and includes a DRIVEWAY, GARDENS and GARAGE! Call us to view!



### Entrance Hall

Having an entrance door to the front aspect, a gas central heating radiator, and stairs to the first floor landing.

### Lounge

11' 5" max x 14' 9" max ( 3.48m max x 4.50m max )  
Featuring a double glazed bay window to the front aspect, a feature fire place with a gas fire and solid oak surround, a useful under stair storage cupboard and a gas central heating radiator.

### Dining Room

7' 4" max x 10' 4" max ( 2.24m max x 3.15m max )  
Having double glazed French doors leading out to the rear garden, engineered hard wood flooring, and a gas central heating radiator.

### Kitchen

6' 10" max x 10' 4" max ( 2.08m max x 3.15m max )  
Comprising of a fitted kitchen with a range of both wall and base units, with complimentary work surfaces over. Includes a one and a half bowl stainless steel sink and drainer, an electric oven with a gas hob, tiling to the splash areas, and a cooker hood extractor over. Also includes a free standing dishwasher, plumbing for a washing machine, and space for a fridge freezer. Double glazed window to the rear.

### First Floor Landing

With stairs rising from the ground floor and having a built in boiler cupboard, and an access hatch to the loft which is partly boarded and is fitted with a light and a window to the side aspect.

### Bedroom One

8' 2" max x 10' 4" max, plus wardrobe ( 2.49m max x 3.15m max, plus wardrobe )  
Double glazed window to the front aspect and a gas central heating radiator.

### Bedroom Two

8' 4" max x 11' 2" max, plus wardrobe ( 2.54m max x 3.40m max, plus wardrobe )  
Double glazed window to the rear aspect, fitted wardrobe, and a gas central heating radiator.

### Bedroom Three

6' max x 7' 8" max ( 1.83m max x 2.34m max )  
Double glazed window to the rear and a gas central heating radiator.

### House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a low level flush w.c. Also includes a heated towel rail and a double glazed window to the front aspect.

### Exterior

Externally the property has an open lawned garden space to the front aspect with a driveway extending along the side of the property which then gives access to the garage.

To the rear is an enclosed garden space with an Indian stone patio area, a lawn, garden shed and a useful outdoor tap.

### Garage

A detached garage with an up and over door to the front, a single access door to the side, power and lighting.



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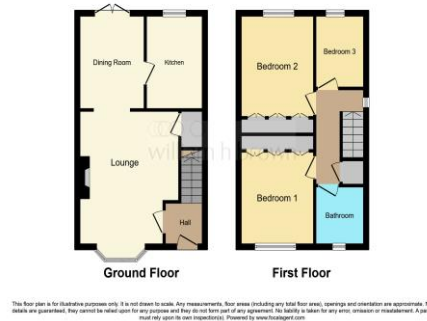
## **Snydale Court, NORMANTON**

- Guide Price £210,000 - £220,000
- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Well Presented Throughout

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price

**£210,000 – £220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CAF113380 - 0004

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