

**Snydale Court, NORMANTON WF6 1SZ** 

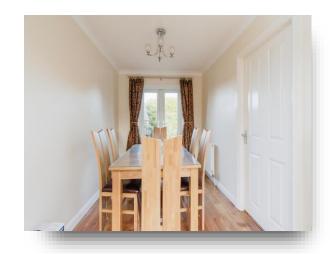
## welcome to

# **Snydale Court, NORMANTON**

Ready to make a move? At a Guide Price of £200,000 - £210,000, 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!

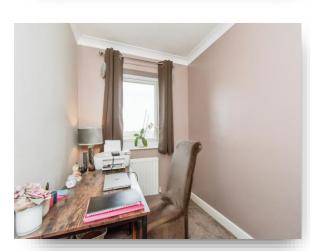












#### **Entrance Hall**

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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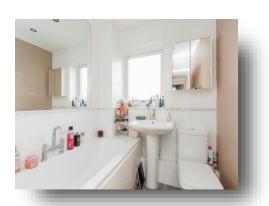
- Guide Price £200,000 £210,000
- **SEMI Detached Home**
- **THREE Bedroom Property**
- **TWO Reception Rooms**
- Well Presented Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£200,000 - £210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113380



Property Ref: CAF113380 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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