



**Manor Croft Barn New Road, Old Snydale Pontefract WF7 6HB**

**Welcome to**

**Manor Croft Barn New Road, Old Snydale Pontefract**

Beautiful THREE BED DETACHED barn conversion. Old Snydale is a CHARMING sought after VILLAGE location with quick access to commuter routes to the M62 and A1. Close to local AMENITIES such as supermarkets, local eateries and the historic market town of Pontefract.



## Summary

An attractive THREE BEDROOM brick built barn conversion blending modern interior with lovely character and charm, set in the heart of the desirable village of Old Snydale which is within easy reach of both road and rail links for those wishing to commute. Close by to good schools such as Streethouse junior school and Normanton All Saints infant school. The property was recently converted to a very high standard. Internally, the property is superbly presented throughout and briefly comprises entrance hall, stunning kitchen/dining room, a spacious living room with French doors leading to the garden, a downstairs WC. To the first floor, the light and airy landing features exposed oak beams and leads to three generous sized bedrooms all with views of the surrounding countryside, the master bedroom with en suite in addition to the main house bathroom. Externally, the property has off street parking for several cars, access to the road by a shared driveway and a private garden with lawn and seating areas. Only by an internal viewing can one fully appreciate the size, quality and location of this superb home.

## Wc

With a low level flush WC and a wash hand basin.

## Lounge

17' 8" x 13' 8" ( 5.38m x 4.17m )

With three UPVC double glazed windows to the front aspect, two gas central heating radiators and French doors to the garden.

## Dining Room

7' 5" x 9' 6" ( 2.26m x 2.90m )

With a UPVC double glazed window to the rear aspect.

## Kitchen

14' 5" x 10' 8" ( 4.39m x 3.25m )

A fitted kitchen consisting of wall and base units with work surfaces over, breakfast counter, gas hob, oven, integrated dishwasher, washing machine, Belfast sink, wood effect laminate flooring, boiler and French doors to rear and a UPVC double glazed window to the front aspect

## Landing

With two UPVC double glazed windows to the front aspect, two gas central heating radiator and exposed beams.

## Bedroom One

9' 11" x 13' 9" ( 3.02m x 4.19m )

With a UPVC double glazed window to the rear aspect, gas central heating radiator and exposed beams.

## Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower, chrome heated towel rail and a UPVC double glazed window to the front aspect.

## Bedroom Two

11' 5" x 14' 7" max ( 3.48m x 4.45m max )

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

## Bedroom Three

10' 2" x 7' 4" ( 3.10m x 2.24m )

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

## Bathroom

A suite consisting of a low level flush wash hand basin, bath, shower, spot lights to the ceiling, tiled effect laminate flooring, gas central heating radiator and a UPVC double glazed window to the rear.

## Front Garden

The property is set back from the road behind the neighbouring property. The garden is laid to lawn with a timber fence surround.

## Rear Garden

Laid to lawn, Indian stone patio area, a shed to the side with a timber fence surround and parking.



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## **Manor Croft Barn New Road, Old Snydale**

### **Pontefract**

- Three Bedroom Barn Conversion
- Ensuite to Master Bedroom
- Ready To Move Straight Into
- Sought After Village
- Amazing Views Of The Countryside

Tenure: Freehold EPC Rating: C

# £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117398 - 0008

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