



**The Pastures, New Road, Old Snydale Pontefract WF7 6EZ**



**Welcome to**

**The Pastures, New Road, Old Snydale Pontefract**

Four bedroom detached home, generous size and offers HUGE potential, in the sought after village of Old Snydale, large private rear garden and gated driveway to the front and DOUBLE garage.



### **Entrance Hall**

With a front entrance door, stairs to the first floor, door to wc and a window into the lounge.

### **Wc**

With a low level flush WC, wash hand basin and a timber single glazed window to the side aspect.

### **Lounge**

Irregular Shaped Room 21' 7" max x 19' 4" max ( 6.58m max x 5.89m)

L shaped room with UPVC single glazed French doors to the rear aspect, a gas fire and surround and timber windows to the front and rear aspect.

### **Dining Room/ Snug**

9' 2" x 11' 8" ( 2.79m x 3.56m )

With two timber windows to the front and side and a gas central heating radiator.

### **Kitchen**

11' 7" x 15' 6" ( 3.53m x 4.72m )

A fitted kitchen consisting of wall and base units with work surfaces over, stainless steel sink. timber windows to the side and rear and door to the side of the property.

### **Landing**

Gallery landing with a large timber window to the front and with access to the loft.

### **Bedroom One**

11' 10" x 10' 8" ( 3.61m x 3.25m )

With a timber single glazed window to the rear aspect, built in wardrobes and a gas central heating radiator.

### **Bedroom Two**

9' 11" x 8' 8" ( 3.02m x 2.64m )

With a timber single glazed window to the rear aspect, built in wardrobes and a gas central heating radiator.

### **Bedroom Three**

9' 1" x 10' 7" ( 2.77m x 3.23m )

With a timber single glazed window to the front aspect and a gas central heating radiator.

### **Bedroom Four**

9' 1" x 10' 8" ( 2.77m x 3.25m )

With a timber single glazed window to the front aspect, built in wardrobes and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, bath, separate shower, fully tiled walls and floor and a gas central heating radiator.

### **Front Garden**

Paddock gated drive, tarmac parking space for multiple cars.

### **Rear Garden**

Surrounded by mature hedges and views to the rear or a pony pasture. Pathed walk way leading to the double garage and workshop areas. Lawn laid.



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**Welcome to**

**The Pastures New Road, Old Snydale**

**Pontefract**

- Four Bedroom Detached Home
- Downstairs WC
- Two Reception Rooms
- Driveway And Double Garage
- Semi-Rural Area

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON116620 - 0002

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