



HODSONS

Cooper & Cutt  
ESTATE AGENTS  
**FOR SALE**  
01924 374792  
www.cooperandcutt.co.uk

The Stables

OFFERS IN THE REGION OF  
**£275,000**

Old Snydale, WF7 6HB



## PROPERTY SUMMARY

We are pleased to offer to the open market, this brand new TWO DOUBLE bedroom detached bungalow situated in the rural village setting of Old Snydale, within easy reach of Wakefield, Pontefract & Normanton Centres.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2023

### LOCAL AUTHORITY

Wakefield Metropolitan District council

### TENURE

Freehold

### COUNCIL TAX BAND

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			91
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

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### OFFICE DETAILS

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