





Offers over £500,000

TENURE : FREEHOLD

Snydale Rd, Normanton WF6

Bedrooms : 4 **Bathrooms : 3** **Reception Rooms : 2**

- **Finished to an exceptional standard throughout**
- **Three luxury bathrooms including two en-suites**
- **Stunning open-plan kitchen/living space with bi-fold doors**
- **AEG integrated appliances & quartz worktops**
- **Solid engineered oak flooring to ground floor**
- **Two spacious reception rooms**

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01924 249349

Website:

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Movenowproperties are delighted to offer this beautifully refurbished and substantially extended four-bedroom detached family home, finished to an exceptional standard throughout. This impressive property offers three luxurious bathrooms, high-quality fixtures and fittings, and generous living accommodation. Externally rendered for a contemporary appearance, the home is both striking and spacious inside and out.

Entrance Hall
A welcoming and spacious entrance hall featuring a composite front door, double-glazed bay window to the front, and solid engineered oak flooring. Benefits include a stylish column radiator, internal access to the garage, and doors leading to the snug and the open-plan kitchen/living area.

Snug Room
Measurements: 11'5" x 8'1" (3.47m x 2.46m)
A fabulous second reception room with engineered oak flooring, column radiator, and double-glazed window overlooking the front elevation ideal as a cosy lounge, playroom, or home office.

Open-Plan Kitchen / Living Area
Measurements: 29'8" x 23'0" (9.04m x 7.01m)
The heart of the home, this stunning open-plan space features solid engineered oak flooring, four column radiators, recessed spotlights, and bi-fold doors opening onto the enclosed rear garden.
The contemporary kitchen is fully fitted with AEG integrated appliances, including a full-height fridge and freezer, integrated dishwasher, four-ring induction hob with cooker hood above, integrated oven and microwave, and a 1.5 sink with mixer tap. Finished with quartz worktops and splashbacks, sleek wall and base units, and an integrated bin store.

Utility Room
Measurements: 6'11" x 2'11" (2.11m x 2.10m)
Continuing the engineered oak flooring, the utility room includes wall and base units, tiled splashbacks, recessed spotlights, column radiator, plumbing for a washing machine, space for a condenser dryer, and an external door leading to the rear garden.

Downstairs WC
Measurements: 6'11" x 2'11" (2.11m x 0.88m)
Stylish and modern with low-flush WC, wash basin set within a contemporary vanity unit, chrome heated towel rail, tiled walls, and a frosted double-glazed rear window.

Garage
Measurements: 18'10" x 10'1" (5.74m x 3.07m)
A larger-than-average, fully insulated garage with electric door, power and lighting, and a double-glazed side window—ideal for use as a gym, home office, or additional living space.

First Floor Landing
Accessed via a carpeted staircase with glass balustrade, the landing features recessed spotlights, a column radiator, and doors to four bedrooms, the family bathroom, and a spacious storage room with restricted head height housing the combi boiler and water system.

Bedroom Two
Measurements: 13'11" x 12'8" (4.23m x 3.86m)
A generous double bedroom with carpet flooring, column radiator, and double-glazed window overlooking the rear.

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Bedroom Three
Measurements: 15'3 x 12'1" (4.64m x 3.68m)
Another spacious double bedroom with carpet flooring, column radiator, and rear-facing double-glazed window.

Bedroom Four
Measurements: 14'8 x 8'2" (4.48m x 2.48m)
A double bedroom with luxury carpet, column radiator, and front-facing double-glazed window. Offers space for a dressing table or wardrobes and leads to a private en-suite.

En-Suite
Measurements: 9'5" x 4'5" (2.87m x 1.35m)
Featuring a walk-in shower with waterfall showerhead and attachment, wash basin set in a modern vanity unit, low-flush WC, chrome heated towel rail, tiled floor and walls, recessed spotlights, and frosted double-glazed front window.

Family Bathroom
Measurements: 10'0" x 8'1" (3.04m x 2.46m)
A spacious four-piece family bathroom comprising a walk-in double shower with waterfall showerhead and attachment, freestanding bath, his-and-hers wash basins set in a modern vanity, low-flush WC, chrome heated towel rail, recessed spotlights, tiled walls and flooring, and frosted double-glazed window.

Master Bedroom
Measurements: 18'1" x 13'10" (5.52m x 4.21m)
Located on the top floor accessed via a further staircase with carpet flooring, glass balustrade, wall lighting, and a Velux window.
The master bedroom spans the full width of the property and features luxury carpet, column radiator, large double-glazed rear window, and wall lights. A dressing area with carpet flooring providing ample spare for fitted wardrobes and access to additional eaves storage.

Master En-Suite
Measurements: 15'3" x 4'6" (4.66m x 1.37m)
A truly stunning en-suite bathroom featuring a walk-in double shower with waterfall showerhead and attachment, freestanding bath, large wash basin set in a modern vanity unit, low-flush WC, chrome heated towel rail, fully tiled walls and floor, recessed spotlights, and double-glazed rear window.

Outside
To the front, the property benefits from a private driveway providing off-road parking, secured by electric gates.
To the rear is a fully enclosed garden with fenced boundaries, a patio seating area, and convenient side access.

EPC Rating: C78
Please contact us for further details of the full EPC

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Tenure: Freehold
Council Tax Band C
Property Type: Detached
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
Parking type: Off road, Private drive & garage
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk.
Planning permissions – Planning permission granted 2024 for extension.
Accessibility features N/A
Coal mining area West Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings
For further information or to arrange a viewing please contact our offices directly.

Free valuations
Considering selling or letting your property?
For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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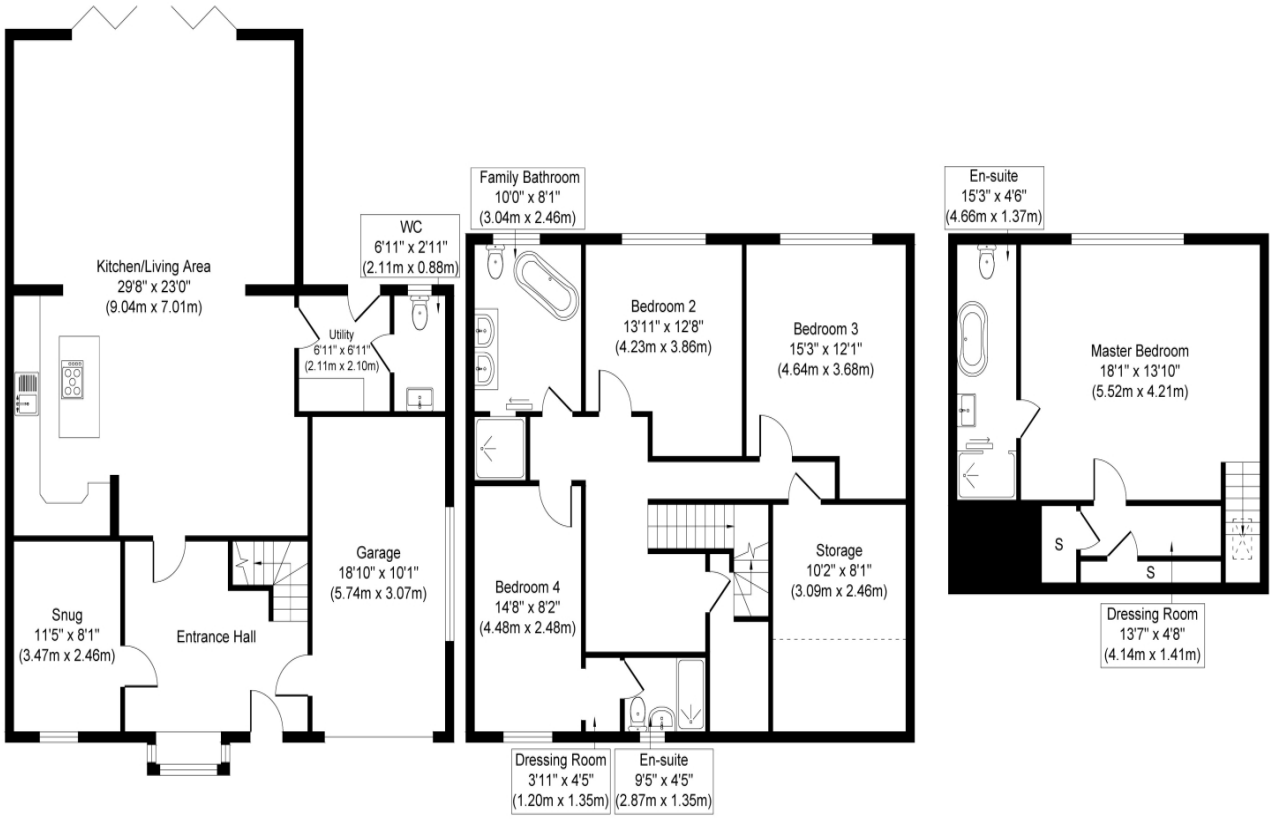



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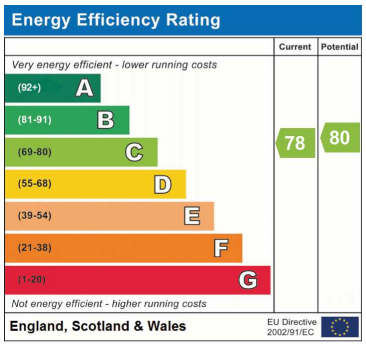


Ground Floor
Approximate Floor Area
1176 sq. ft
(109.25 sq. m)

First Floor
Approximate Floor Area
951 sq. ft
(88.35 sq. m)

Second Floor
Approximate Floor Area
464 sq. ft
(43.12 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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