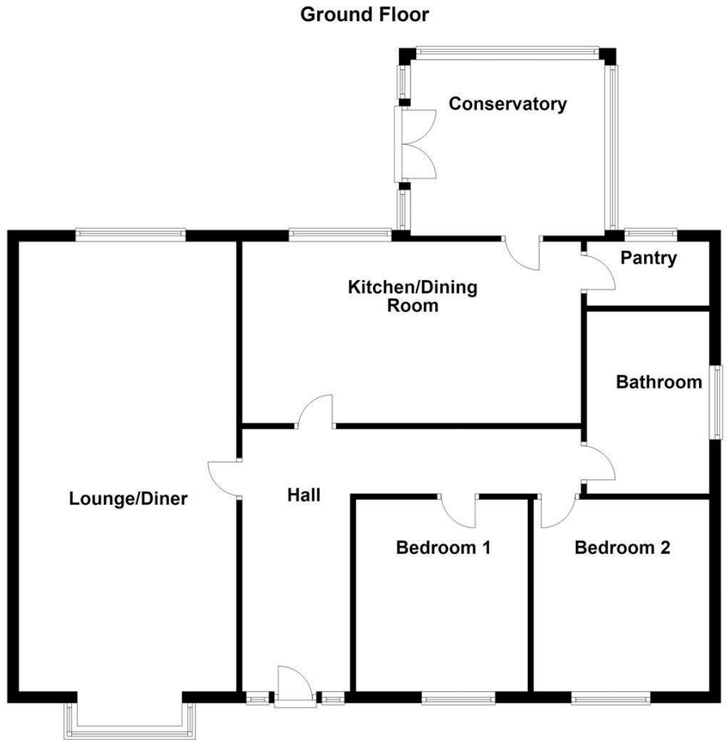
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





30 Snydale Road, Normanton, WF6 1NY

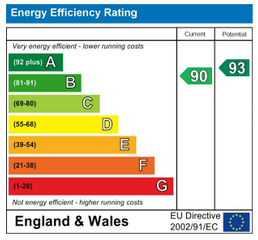
For Sale Freehold £285,000

Offered to the market is this well presented and ready to move into two bedroom detached bungalow, occupying a generous plot in a popular Normanton location and benefitting from ample off road parking, a detached garage and a low maintenance south facing rear garden.

The accommodation briefly comprises an entrance hall with loft access, a spacious lounge with bay window and feature fireplace, and a well equipped kitchen with integrated appliances and useful pantry storage. The kitchen opens into a conservatory with a fully insulated solid roof and patio doors leading directly onto the rear garden, providing an excellent additional reception space. There are two well proportioned bedrooms, both benefitting from fitted wardrobes, together with a modern three piece house bathroom. Externally, the property enjoys a low maintenance frontage with block paved driveway and gated access, while the side leads to a detached garage. To the rear is an enclosed south facing garden with block paving, a lawn and a flagged patio area. Benefitting from UPVC double glazing, gas central heating and solar panels, the property would make an excellent choice for those looking to downsize or seeking single level living in a convenient location.

Normanton town centre, local shops, doctors, pharmacies and other amenities are all within easy reach, together with regular bus services and Normanton railway station. The motorway network is also readily accessible for those travelling further afield.

Offered for sale with vacant possession and no onward chain, only a full internal inspection will truly reveal everything this appealing bungalow has to offer. An early viewing is highly recommended.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door leading into the entrance hall. Carpeted flooring, central heating radiator and loft access with pull-down ladder. Doors provide access to the lounge, kitchen, two bedrooms and the house bathroom.

LOUNGE

25'11" x 12'6" (7.91 x 3.83)

UPVC double glazed bay window overlooking the front elevation. Carpeted flooring and two central heating radiators. Feature gas fireplace with marble surround. Further UPVC double glazed window overlooking the rear elevation.



KITCHEN

17'6" x 7'7" (5.34m x 2.32m)

Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Stainless steel sink and drainer with mixer tap, four ring induction hob with pull-out extractor fan above, integrated double oven and integrated fridge freezer. Vinyl flooring, central heating radiator and inset spotlights to the ceiling. Access to a useful pantry cupboard and opening through into the conservatory.



CONSERVATORY

11'6" x 10'9" (3.51m x 3.30m)

UPVC double glazed windows surrounding and UPVC double glazed patio doors opening onto the rear garden. Carpeted flooring and a fully insulated solid roof with inset spotlights.



BEDROOM ONE

9'6" x 8'9" (2.92m x 2.69m)

UPVC double glazed window overlooking the front elevation. Carpeted flooring, central heating radiator and range of fitted wardrobes.



BEDROOM TWO

10'2" x 8'11" (3.11m x 2.72m)

UPVC double glazed window overlooking the front elevation. Carpeted flooring, central heating radiator and range of fitted wardrobes.



HOUSE BATHROOM

8'0" x 7'5" (2.46m x 2.28m)

Fitted with a three piece suite comprising panelled bath with mixer tap and shower attachment, concealed cistern low flush W.C. and wash basin with mixer tap set within vanity storage and laminate work surface. Fully tiled walls, vinyl flooring, central heating radiator, extractor fan and inset spotlights to the ceiling. Frosted UPVC double glazed window overlooking the side elevation.



OUTSIDE

To the front is a low maintenance block paved garden with a lawned area. The frontage is enclosed by timber fencing and brick walling, with cast iron gates opening onto a block paved driveway providing ample off road parking. A block paved side area provides access to the detached garage and continues towards the rear garden. The side boundary is enclosed by timber fencing. To the rear is a low maintenance south facing garden enclosed by timber fencing. The garden incorporates block paved areas, a lawn and a flagged patio seating area, ideal for outdoor dining and entertaining. The property also benefits from solar panels positioned to take advantage of the southerly aspect.



DETACHED GARAGE

Detached garage with manual up and over door, currently utilised for storage.

COUNCIL TAX BAND

The council tax band for this property is B.

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

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.