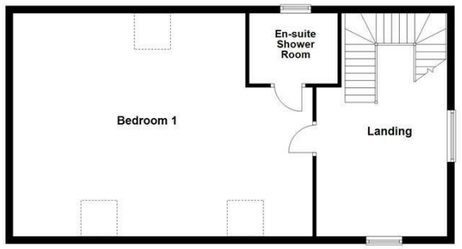
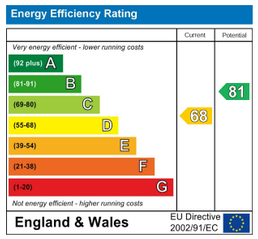
Ground Floor

First Floor





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.

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

Buena Vista New Road, Old Snydale, Pontefract, WF7 6HD

For Sale Freehold Chain Free £450,000

Proudly introduced to the market is this individually built, four bedroom detached dormer bungalow, set on a generous corner plot within a rural setting boasting attractive views across the surrounding countryside, offered to the market with no onward chain.

The property offers spacious and versatile accommodation arranged over the ground and first floors, with four double bedrooms, a house bathroom, en suite shower room, utility room with w.c. and The accommodation briefly comprises a welcoming entrance hallway with solid wood flooring, providing access to bedrooms three and four, the living room and a staircase to the first floor. The living room features a multi fuel burning stove and a large double glazed UPVC bay window overlooking the front garden. An inner hallway leads to the main bathroom, fitted with a three piece suite, and a further generously sized double bedroom. There is a separate dining room which opens into the kitchen, fitted with a range of integrated appliances, with access through to the utility room and ground floor WC. To the first floor, a spacious landing with Velux window provides access to a substantial principal bedroom, benefitting from windows to both the front and rear elevations and offering potential to be reconfigured into two bedrooms if required. This floor is completed by a three piece shower room. Externally, the property enjoys gardens to the front, side and rear. The front garden incorporates an Indian stone patio and gravelled seating area. A gravel driveway runs along the side of the property, leading to a lawned area enclosed by timber fencing and mature planting. The rear garden features a large Indian stone patio, lawn, gravelled sections and is fully enclosed, providing a high degree of privacy. There is also a detached outbuilding currently used as a summer house, bar or home office, fitted with UPVC sliding doors, laminate flooring and power.

Ideal for those seeking a pleasant countryside setting, the home is well suited to growing families, downsizers looking for flexible accommodation or buyers seeking a tranquil retreat. There are convenient links to Normanton town centre, Wakefield and Pontefract, with Streethouse train station nearby and access to a wide range of countryside walks and transport links.

Only upon viewing can the full extent of this spacious and versatile home be fully appreciated.

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK

ACCOMMODATION

ENTRANCE HALL
Accessed via a composite front door, solid wood flooring, central heating radiator, under stairs storage and staircase leading to the first floor.

BEDROOM THREE
10'7" x 9'10" (3.23m x 3.02m)
Carpeted flooring, central heating radiator, double glazed UPVC window to the side elevation and further double glazed UPVC window to the front elevation.

BEDROOM TWO
8'8" x 10'5" (2.65m x 3.19m)
Carpeted flooring, central heating radiator and double glazed UPVC window to the side elevation.

LIVING ROOM
17'7" x 13'11" (5.36m x 4.26m)
Solid wood flooring, double glazed UPVC window to the front elevation, multi fuel burning stove with feature surround and access to the inner hallway.

BATHROOM/W.C.
7'9" x 6'7" (2.37m x 2.02m)
LVT flooring, low flush w.c., pedestal wash basin with mixer tap, panelled bath with shower attachment, separate shower unit, chrome style ladder radiator, spotlights, extractor fan and frosted UPVC window to the rear elevation.

BEDROOM
21'9" x 9'9" (6.64m x 2.98m)
Fitted wardrobes, carpeted flooring, two central heating radiators and double glazed UPVC windows to the side elevation.

DINING ROOM
10'6" x 11'6" (3.21m x 3.53m)
Solid wood flooring, central heating radiator and double glazed UPVC window to the front elevation.

UTILITY ROOM
6'0" x 7'2" (1.83m x 2.19m)
Solid wood flooring, central heating radiator, range of wall and base units, stainless steel sink with mixer tap and drainer, tiled splashback, low flush w.c. and frosted UPVC window to the rear elevation.

KITCHEN
8'9" x 15'5" (2.68m x 4.70m)
LVT flooring with underfloor heating, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink with mixer tap and drainer, range cooker with stainless steel extractor hood, plumbing for American style fridge freezer, integrated dishwasher, composite door to the front elevation, double glazed UPVC window to the side and two double glazed UPVC windows to the rear elevation.

FIRST FLOOR LANDING
Carpeted flooring, double glazed UPVC window to the side elevation and Velux window to the front elevation.

BEDROOM ONE
20'0" x 12'6" (6.10m x 3.83m)
Carpeted flooring, fitted wardrobes, two central heating radiators and three Velux windows, two to the front and one to the rear elevation.

EN SUITE SHOWER ROOM/W.C.
8'0" x 6'3" (2.44m x 1.91m)
Tiled flooring, central heating radiator, double Velux window to the rear elevation, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with part tiled walls and extractor fan.

SUMMER HOUSE
21'9" x 13'0" (6.64m x 3.98m)
UPVC sliding doors, laminate flooring, power and lighting. Suitable for use as a home office, bar room, games room or study.

OUTSIDE
There is an Indian stone patio and gravelled front garden enclosed by brick walls. Gravel driveway to the side providing parking for multiple vehicles and lawned area with gated access to the rear. Rear garden with patio, lawn and gravelled section enclosed by timber fencing.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"Buena Vista is in a very quiet, private part of the village with lovely neighbours where we have spent 20 plus happy years. The village has a good, active community group and is located in a rural area with many lovely walks from your doorstep "

COUNCIL TAX BAND
The council tax band for this property is D.

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 Pontefract 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.