



£535,000

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

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

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Properties**

Website: <https://movenowproperties.com>

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 space 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

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

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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.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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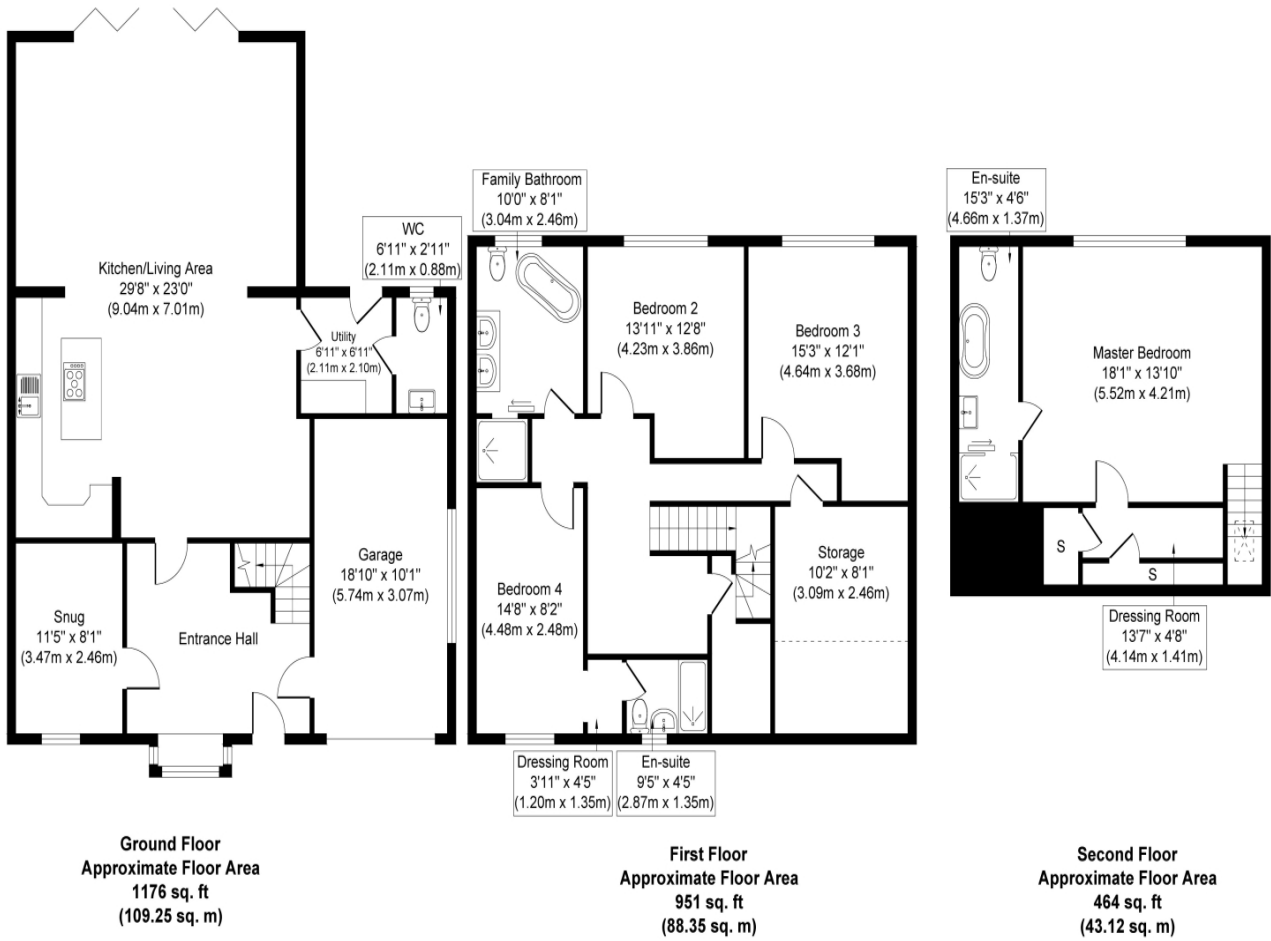




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 80 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Address: 165 Snydale Rd, WF6

