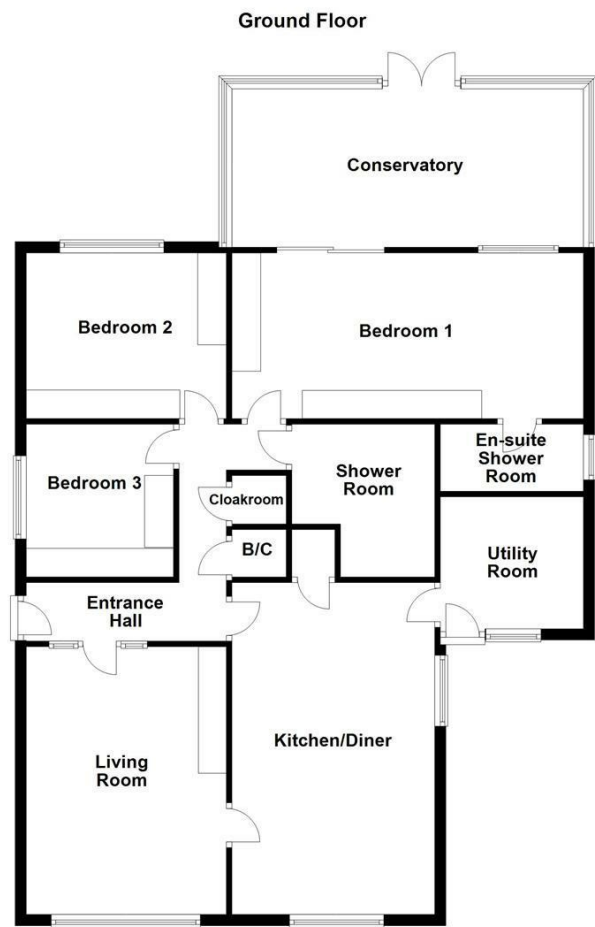


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



11 Snyderale Close, Normanton, WF6 1ST

For Sale Freehold Offers In The Region Of £350,000

Located on the head of a cul-de-sac is this three bedroom detached true bungalow, which benefits from a large plot with three double bedrooms all with fitted wardrobes, as well as the main bedroom enjoying en suite shower room/w.c., conservatory and ample off road parking.

The accommodation fully comprises entrance hall, living room, kitchen/diner with central island, utility room, shower room/w.c., cloakroom, boiler cupboard, three double bedrooms, the main with modern en suite shower room/w.c., and a large conservatory. Attractive gardens to the front and rear, paved driveway and a further block paved driveway that leads to the detached double garage with electric roller doors.

Within walking distance to the local amenities and schools nearby. Local bus routes travel to and from Wakefield and Castleford centres. Normanton town centre benefits from its own railway station and supermarkets. There is good access to the M62 motorway network for the commuter.

Only a full internal inspection will reveal the space and potential this home has to offer. The asking price has been set to reflect the condition of the property and the improvements required, presenting an excellent opportunity for buyers to add value and create a home to their own specification. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed side entrance hall. Coving to the ceiling, central heating radiator, doors leading off to the living room, kitchen diner, boiler cupboard, cloakroom, three bedrooms and shower room/w.c.

KITCHEN DINER

10'11" x 19'7" [3.34m x 5.99m]

A range of wall and base units with laminate work surface over and tiled walls. Central Island, space for larger fridge freezer, integrated double oven and grill, four ring ceramic hob, plumbing and drainage for a dishwasher, strip lighting, UPVC double glazed windows to the front and side enjoying a dual aspect, laminate flooring, ceiling fan, coving to the ceiling and timber door to the built in pantry, timber door into the utility room, door into the living room, two central heating radiators, 1 1/2 sink and drainer with chrome mixer tap.



UTILITY ROOM

8'4" x 7'10" [2.56m x 2.39m]

A range of wall and base units with laminate work surface over, tiled walls, laminate flooring, stripped lighting, coving to the ceiling, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for a dryer, UPVC double glazed door to the front, UPVC double glazed window to the front.

LIVING ROOM

11'8" x 15'7" [3.58m x 4.77m]

Coving to the ceiling, ceiling fan, UPVC double glazed bow window to the front, living flame effect gas fire on a marble hearth, timber framed single glazed frosted feature glass blocks surrounding the timber door.



BEDROOM ONE

9'8" x 19'8" [2.96m x 6.m]

Coving to the ceiling, aluminium double glazed window into the conservatory, UPVC double glazed sliding patio doors into the

conservatory, central heating radiator, fitted furniture, four double fitted wardrobes, fitted drawers, bedside drawers and overbed storage cupboards. Coving to the ceiling, inset spotlights to the ceiling and door into the en suit/w.c.



EN SUITE/W.C.

3'11" x 8'5" [1.20m x 2.58m]

Three piece suite comprising low flush w.c., ceramic wash basin with chrome mixer tap with laminate work surface, vanity mirror and vanity cupboards below. An enclosed fully tiled shower cubicle with mixer shower. Tiled walls, tiled floor, coving to the ceiling, extractor fan to the ceiling, UPVC double glazed window to the side, chrome ladder style radiator.

CONSERVATORY

9'3" x 23'0" [2.83m x 7.02m]

A range of UPVC double glazed windows, UPVC double glazed French doors leading into the larger than average rear garden, central heating radiator and two wall lights. Power and light.



BEDROOM TWO

11'8" x 9'8" [3.56m x 2.96m]

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, fitted furniture of three double wardrobes, single wardrobe and dressing table.

BEDROOM THREE

8'5" x 6'9" [2.57m x 2.08m]

Two fitted double wardrobes, fitted desk, UPVC double glazed window to the side, coving to the ceiling and central heating radiator.

SHOWER ROOM/W.C.

8'10" x 7'7" max x 5'6" min [2.70m x 2.32m max x 1.69m min]

Three piece suite comprising enclosed larger than average shower

cubicle with bi-folding tainted glass door and mixer shower. Low flush w.c. with concealed cistern and a wash basin set into laminate work surface with vanity cupboards below, built in vanity mirror with surround, shelving and down lights. Tiled walls, coving to the ceiling, extractor fan to the ceiling, inset spotlights to the ceiling and ladder style radiator.



OUTSIDE

To the front there is an attractive lawned garden with planted borders, a paved driveway provides off road parking and there is a further block paved driveway providing ample off road parking and leading to the detached double garage with twin electric up and over doors with power and light. Outside sensor lighting. A cast iron gate provides access into the enclosed rear garden. The rear garden has a low maintenance pebbled area and a central paved patio area. A paved pathway and, block paved pathway. A further garden section with pebbles, planted borders and trees. A block paved area houses a greenhouse and aluminum shed with timber panelled fence surrounds.



COUNCIL TAX BAND

The council tax band for this property is D.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.