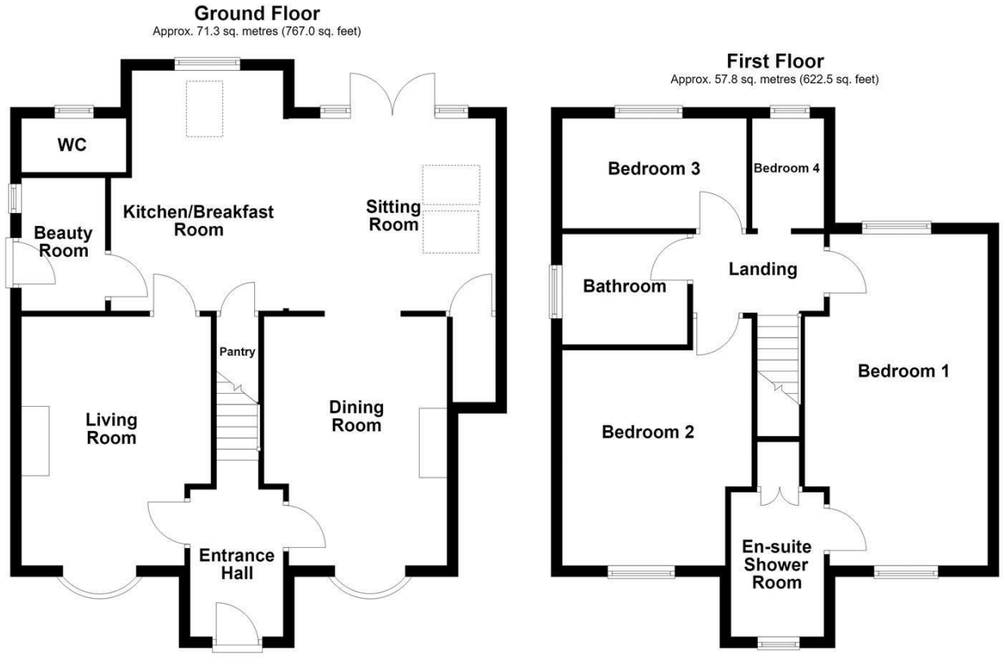


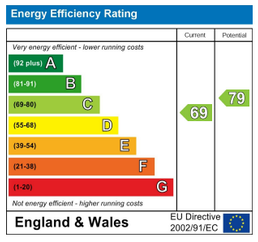
Total area: approx. 129.1 sq. metres (1389.6 sq. feet)

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

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35 Snydale Road, Normanton, WF6 1NT

For Sale Freehold £475,000

Situated on the well known Snydale Road in Normanton is this deceptively spacious and extended four bedroom detached family home. Offering well proportioned accommodation throughout, the property benefits from four good sized bedrooms, generous reception space, a modern fitted kitchen, attractive front and rear gardens and ample off road parking.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and access to both the living room and dining room. The living room leads through to the kitchen, whilst the dining room opens into a versatile sitting room. The kitchen and sitting room are also interconnected, creating a practical and sociable layout. The kitchen further benefits from a useful pantry cupboard and access to the utility room, which in turn leads to the side of the property and a downstairs WC housing the boiler. To the first floor, the landing provides access to the loft space, four well proportioned bedrooms and the family bathroom. The principal bedroom also benefits from en suite shower facilities.
Externally, the property enjoys an attractive lawned front garden with mature planted borders, enclosed by a stone wall and timber fencing. Double timber gates provide access to a block paved driveway, which continues along the side of the property through a further gated entrance to the rear. The generous rear garden is predominantly laid to lawn with established shrubs and a raised stone paved patio, creating an ideal space for outdoor dining and entertaining. There is also space for a summer house, together with further off road parking provided by block paved, concrete and paved areas leading to a detached single garage with an up and over door and separate side access. The garden is fully enclosed by walling and timber fencing, making it ideal for both children and pets.

Normanton is a popular and convenient location, particularly well suited to growing families, with a range of shops, schools and everyday amenities available nearby and within the town centre. Regular bus services operate locally, whilst Normanton railway station provides links to Leeds, Sheffield and surrounding areas. The M62 motorway network is also within easy reach, making the property particularly attractive to commuters.

An early viewing is highly recommended to fully appreciate the generous accommodation, excellent plot and superb potential this family home has to offer.



ACCOMMODATION

ENTRANCE HALL
9'8" x 5'7" (2.96m x 1.72m)
A timber framed entrance door with a stained glass panel leads into the entrance hall. There is a staircase providing access to the first floor landing, exposed brickwork, a central heating radiator and doors leading to the living room and dining room.

DINING ROOM
18'4" x 12'2" (5.60m x 3.72m)
A UPVC double glazed bow window overlooking the front, coving to the ceiling, a ceiling rose and a picture rail. There is a decorative fireplace with an exposed brick lintel, an opening leading into the sitting room and a column central heating radiator.



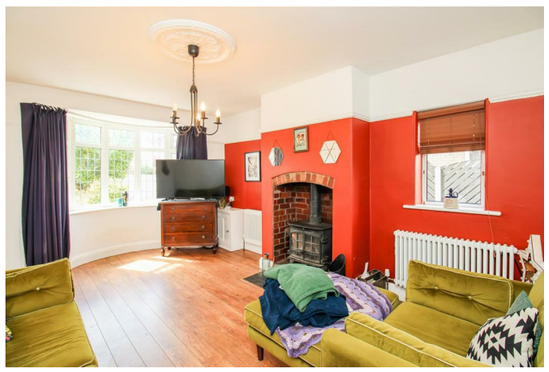
SITTING ROOM
12'0" x 12'0" (3.68m x 3.66m)
A vaulted ceiling with a Velux skylight and exposed ceiling beams. There is access to a useful storage cupboard, a column central heating radiator and an opening leading into the kitchen. UPVC double glazed French doors with built-in blinds provide access to the rear garden.

KITCHEN
15'1" x 12'5" (4.62m x 3.80m)
The kitchen is fitted with a range of Shaker-style wall and base units with quartz work surfaces over. A central island provides further base units, quartz work surfaces and a breakfast bar seating area. There is space and plumbing for a range-style cooker with tiled splashbacks, an inset ceramic Belfast sink with mixer tap and space and plumbing for an American-style fridge freezer. Integrated appliances include a dishwasher and washing machine. Access to a pantry cupboard, the beauty room and the living room. There is a Velux skylight, a partially vaulted ceiling with inset spotlights, a column central heating radiator and a UPVC double glazed window overlooking the rear.

BEAUTY ROOM
8'5" x 5'9" (2.57m x 1.76m)
A side entrance door with a frosted glazed panel, together with a frosted UPVC double glazed window overlooking the side. There are inset spotlights to the ceiling, access to the downstairs WC and a central heating radiator.

W.C.
5'6" x 2'10" (1.68m x 0.88m)
A frosted UPVC double glazed window overlooking the rear, a central heating radiator, a wash basin and a low flush WC. The boiler is also housed within this room.

LIVING ROOM
18'1" x 12'2" (5.52m x 3.72m)
A UPVC double glazed bow window overlooking the front and a further UPVC double glazed window to the side. There are two column central heating radiators, a picture rail and a ceiling rose. A multi-fuel burning stove is set within a tiled hearth, exposed brick surround and exposed brick lintel.



FIRST FLOOR LANDING
A picture rail and loft access. Doors provide access to four bedrooms and the house bathroom.

BEDROOM ONE
16'0" x 12'1" (4.90m x 3.70m)
Dual-aspect UPVC double glazed windows overlooking the front and rear, a central heating radiator and a picture rail. There is a range of fitted wardrobes with partially mirrored sliding doors and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
10'0" x 5'9" (3.07m x 1.76m)
A frosted UPVC double glazed window overlooking the front and an overstairs fitted storage cupboard. There are inset spotlights, an extractor fan and a column central heating radiator with a towel rail. The suite comprises a low flush WC, a wall-mounted wash basin, an LED mirror and a mains-fed shower with a shower head and separate attachment. The room is fully tiled in a wet room style.



BEDROOM TWO
12'2" x 12'10" (3.72m x 3.92m)
A UPVC double glazed window overlooking the front, a central heating radiator, a picture rail and decorative wall panelling to one wall.



BEDROOM THREE
12'2" x 8'5" (3.72m x 2.58m)
A UPVC double glazed window overlooking the rear, a central heating radiator and a picture rail.

BEDROOM FOUR
7'10" x 5'5" (2.40m x 1.67m)
Decorative wall panelling to one wall, ceiling lighting, a frosted UPVC double glazed window overlooking the rear and a central heating radiator.

BATHROOM/W.C.
8'3" x 5'3" (2.52m x 1.62m)
A frosted UPVC double glazed window overlooking the side, an extractor fan, inset spotlights and a central heating radiator. The suite comprises a low flush WC, a wash basin set into a storage unit with cupboards below and a panelled bath with a mains fed shower and separate attachment over. The room is fully tiled.

OUTSIDE
To the front of the property is a lawned garden with mature shrubs and trees. The garden is enclosed by hedging and timber fencing. A set of timber double gates provides access to a block paved driveway, which offers off road parking and continues along the side of the property through a timber farmhouse style gate. The rear garden is mainly laid to lawn and has a stone paved patio area, ideal for outdoor dining and entertaining. There are mature shrubs throughout, space for a garden shed or summerhouse and further concrete and block paved off road parking. The driveway leads to a single detached garage with an up-and-over door and a separate side access door. The rear garden is fully enclosed by brick walls and timber fencing, making it suitable for children and pets.



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

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.