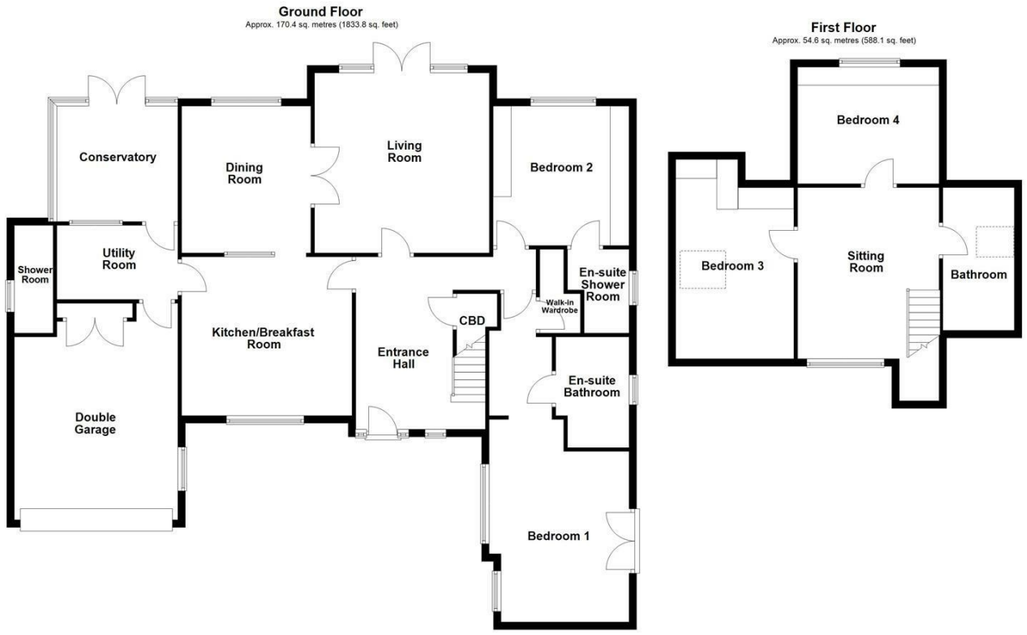



Total area: approx. 225.0 sq. metres (2421.9 sq. feet)




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

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



# Bracken Ridge, 209 Snydale Road, Normanton, WF6 1PA

## For Sale Freehold Offers In The Region Of £485,000

NO CHAIN. A substantial and well appointed four bedroom detached home set behind secure gated access, offering spacious and flexible living with an open plan kitchen with granite worktops, multiple reception areas, two ground floor en suite bedrooms, a double garage, ample parking and a landscaped rear garden with patio and covered pergola.

Internally, the property is approached via a spacious entrance hall with tiled flooring and staircase to the first floor. The ground floor offers a spacious living room and an open plan kitchen breakfast room fitted with granite worktops, a breakfast bar and integrated appliances. This space leads through to a separate dining room, which benefits from an adjoining utility room with access to the integral double garage and a modern ground floor shower room. A conservatory is also accessed from the utility area. Further ground floor accommodation includes two bedrooms, both accessed from the entrance hall. The principal bedroom benefits from a walk in wardrobe and a four piece en suite bathroom, while the second bedroom features fitted wardrobes and an en suite shower room. There is also a useful understairs storage cupboard/cloakroom. To the first floor, a spacious landing area provides a versatile sitting, TV or office space and leads to two further double bedrooms and a modern three piece house bathroom. Vendor has informed us of a cellar underneath the bedroom extension which they have been advised was from the original shop building. Potential buyers are advised to seek out their own checks and searches regarding this. To the front, the property offers secure and generous off road parking via an electronically operated sliding gate, together with an integral double garage with electric up and over door, power and lighting. The rear garden is thoughtfully designed with manicured lawns, specimen trees which provides a high level of privacy and security and planted borders, incorporating a large paved patio area, a decked seating space beneath a covered pergola and two timber sheds, all fully enclosed by boundary walling.

The property is conveniently located close to local amenities and well regarded schools, with Normanton town centre nearby offering a range of facilities including a supermarket and railway station. The M62 motorway is also easily accessible, providing excellent transport links for those commuting further afield.

Only a full internal inspection will fully reveal all that this substantial and versatile family home has to offer. An early viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL
Composite front entrance door with multiple UPVC double glazed frosted panels and additional UPVC double glazed window to the front aspect. Karndean flooring, coving to the ceiling, inset spotlights, central heating radiator and staircase leading to the first floor landing. Doors leading to the living room, kitchen, two ground floor bedrooms and understairs storage/cloakroom.

### LIVING ROOM
15'10" x 15'5" (4.84m x 4.70m)
UPVC double glazed French doors leading out to the rear garden, coving to the ceiling, inset spotlights and central heating radiator. Solid wood internal French doors with glass inserts leading through to the dining room.



### KITCHEN/BREAKFAST ROOM
14'11" x 13'11" (4.57m x 4.26m)
Fitted with a range of solid wood wall and base units with granite work surfaces and upstands, ceramic 1.5 sink and drainer with swan neck mixer tap and central island with seating for four. Range cooker with five ring induction hob and extractor above, integrated fridge freezer and slimline dishwasher. Display cabinets with glass shelving, downlights to cupboards, two Velux windows, additional UPVC double glazed window to the front and opening through to the dining room. Two central heating radiators and solid wood flooring.

### DINING ROOM
12'11" x 11'4" (3.96m x 3.46m)
Solid wood flooring, UPVC double glazed window to the rear, coving to the ceiling, ceiling rose and central heating radiator.

### UTILITY ROOM
Fully tiled floor, loft access, fitted wall and base units with granite work surface, ceramic sink with mixer tap and tiled splashback. Plumbing for washing machine, space for appliances and integrated freezer. Window through to the conservatory, door to the shower room and door into the integral double garage. Inset spotlights and tiled upstands.

### CONSERVATORY
10'3" x 10'7" (3.13m x 3.24m)
Laminate flooring, UPVC double glazed windows to two sides and French doors leading out to the rear garden. Power supply within.



### SHOWER ROOM/W.C.
3'1" x 9'8" (0.94m x 2.96m)
Pedestal wash basin, low flush W.C. and shower cubicle with bi-folding glass door and mixer shower. Fully tiled walls and floor, coving, inset spotlights, extractor fan, central heating radiator and frosted UPVC double glazed window to the side.

### DOUBLE GARAGE
19'0" x 14'3" (5.81m x 4.35m )
Electric door to the front, frosted UPVC double glazed window to the side, power and lighting. Double doors to a boiler cupboard housing the water tank and condensing boiler.

### BEDROOM ONE
28'10" (max) x 14'9" (min) x 11'8" (8.79m (max) x 4.50m (min) x 3.57m)
UPVC double glazed French doors opening to a Juliet balcony with cast iron railings, two additional windows to the side, two central heating radiators and inset spotlights. Walk-in dressing area with fitted base units and doors leading to the en suite and walk-in wardrobe.



### EN SUITE BATHROOM/W.C.
6'5" (max) x 5'6" (min) x 9'8" (1.96m (max) x 1.68m (min) x 2.95m)
Freestanding roll top bath with claw feet and central mixer tap, pedestal wash basin, low flush W.C. and walk-in shower with curved glass screen and mixer shower. Mosaic tiled walls, Karndean flooring, chrome heated towel radiator, two extractor fans, inset spotlights and frosted UPVC double glazed window to the side.



### WALK IN WARDROBE
4'1" (max) x 2'6" (min) x 7'5" (1.25m (max) x 0.77m (min) x 2.27m)
Fitted shelving, hanging rails and central heating radiator.

### BEDROOM TWO
12'3" x 11'11" (3.74m x 3.65m)
UPVC double glazed window overlooking the rear garden, central heating radiator and extensive fitted furniture including wardrobes, drawers and bedside units. Door leading to the en suite.

### EN SUITE SHOWER ROOM/W.C.
4'2" (min) x 7'4" (max) x 5'5" (1.28m (min) x 2.25m (max) x 1.66m)
Low flush W.C., pedestal wash basin and enclosed shower cubicle with glass door and mixer shower. Fully tiled walls and floor, chrome heated towel radiator, inset spotlights, extractor fan and frosted UPVC double glazed window to the side.

### FIRST FLOOR - SITTING ROOM
12'3" x 14'11" (3.74m x 4.57m )
Open plan multifunctional space with UPVC double glazed window to the front, central heating radiator with cover, two wall lights and loft access. Doors leading to two further bedrooms and the bathroom.



### BEDROOM THREE
12'5" x 17'9" (3.79m x 5.43m )
Velux window with fitted blind, sloping ceiling, inset spotlights, central heating radiator, fitted wardrobes and drawers.

### BEDROOM FOUR
10'11" x 12'0" (3.35m x 3.68m )
UPVC double glazed window to the rear, sloping ceiling with spotlights, central heating radiator with cover, fitted wardrobes and fitted desk.

### BATHROOM/W.C.
6'3" x 12'6" (1.91m x 3.82m)
Freestanding roll top bath, pedestal wash basin and low flush W.C. Fully tiled walls and floor, chrome heated towel radiator, inset spotlights, extractor fan and Velux window with blind.

### OUTSIDE
To the front, electric sliding cast iron gates open onto a private L-shaped block paved driveway with carport and multiple external lights. Planted borders and brick wall boundaries with railings. To the rear, a landscaped garden with block paved patio areas, lawned sections, planted borders and a timber pergola with decked seating area and power supply. External lighting throughout, timber sheds for storage and gated access to the front on both sides.



### 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.