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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

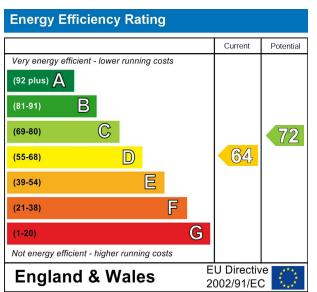
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

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.



30 Snydale Grove, Normanton, WF6 1SU

For Sale Freehold £220,000

Enjoying a cul-de-sac position, this attractive two bedroom semi-detached true bungalow benefits from both front and rear gardens, block paved off street parking and a detached single garage.

The property offers well proportioned accommodation throughout, including two generous double bedrooms, both with fitted wardrobes, a spacious lounge diner, and a modern fitted kitchen breakfast room. A contemporary three-piece house shower room is accessed from the entrance hall, which also provides useful built-in storage. Completing the internal layout is a conservatory that overlooks the attractively landscaped rear garden.

The accommodation briefly comprises: a welcoming entrance hall with built in storage cupboard, access to the two double bedrooms and the modern shower room, and double doors leading into the spacious lounge diner featuring a focal fireplace. Sliding patio doors open into the conservatory, enjoying views over the rear garden. The modern kitchen breakfast room is fitted with a range of contemporary units and enjoys an outlook to the front. Externally, the property boasts an attractive and well maintained front garden with established borders. A driveway to the side provides ample off street parking and leads to the single detached garage with manual up-and-over door. A cast iron gate gives access to the fully enclosed rear garden, which features two paved patio seating areas, a long lawned garden with well stocked borders, a greenhouse to the corner, and fencing to all three sides. Additional features include a water point beneath the kitchen window and a useful store built to the rear of the garage, accessible from the garden.

The property is ideally located within walking distance of local amenities and schools, with regular bus services providing access to surrounding areas and Wakefield city centre. The M62 motorway network is also just a short drive away, making this an excellent choice for commuters.

An early viewing is strongly recommended to fully appreciate the space, setting, and quality of this delightful bungalow.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed side entrance door leading into the entrance hall. The hall features a dado rail, loft access, five internal doors to two bedrooms, the shower room, the lounge diner and the kitchen.

KITCHEN

10'11" x 8'11" [3.34m x 2.73m]

UPVC double glazed window overlooking the rear, UPVC double glazed side access door, central heating radiator, spotlights, coving to the ceiling, breakfast bar. A range of wall and base units with work surfaces and splashbacks, 1½ stainless steel sink with drainer and mixer tap, plumbing and drainage for a slimline dishwasher, space for a freestanding oven and grill, large fridge freezer, and plumbing for a washing machine.

LOUNGE/DINER

11'2" x 19'1" [3.42m x 5.83m]

Electric fire set within a marble and wooden surround, coving to the ceiling and a dado rail, sliding double glazed aluminium patio doors lead into the conservatory, central heating radiator.



CONSERVATORY

9'5" x 9'2" [2.88m x 2.81m]

UPVC double glazed windows to three sides and UPVC double glazed French doors opening to the rear garden, wall mounted electric heater.



BEDROOM ONE

12'9" x 11'3" [3.89m x 3.43m]

UPVC double glazed bay window overlooking the front, central heating radiator, a range of fitted wardrobes with storage cupboards running above the bed area, fitted bedside cabinets curved into the ceiling, and downlights built into the surrounding units.



BEDROOM TWO

9'8" x 8'11" [2.95m x 2.73m]

UPVC double glazed window overlooking the front, central heating radiator, coving to the ceiling, dado rail and a fitted double wardrobe with sliding doors.



SHOWER ROOM

5'10" x 7'3" [1.78m x 2.22m]

Frosted UPVC double glazed window to the side, coving to the ceiling, extractor fan, heated towel rail, fully tiled walls and floor.

Modern three piece suite comprising an enclosed shower cubicle with glass door and electric shower, pedestal wash hand basin with twin taps, and a low flush WC.



OUTSIDE

To the front is an attractive lawned garden with planted borders and a tarmacadam driveway providing off road parking. The driveway runs down the side of the property to a single detached garage with a manual up-and-over door. A cast iron gate gives access to the rear garden, which includes paved patio seating areas, a long enclosed garden with fencing to all three sides, a greenhouse positioned in the corner, and a further paved patio area ideal for outdoor dining. A useful store unit is attached to the garage, along with a timber side door and a single glazed timber window.



COUNCIL TAX BAND

The council tax band for this property is B.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.