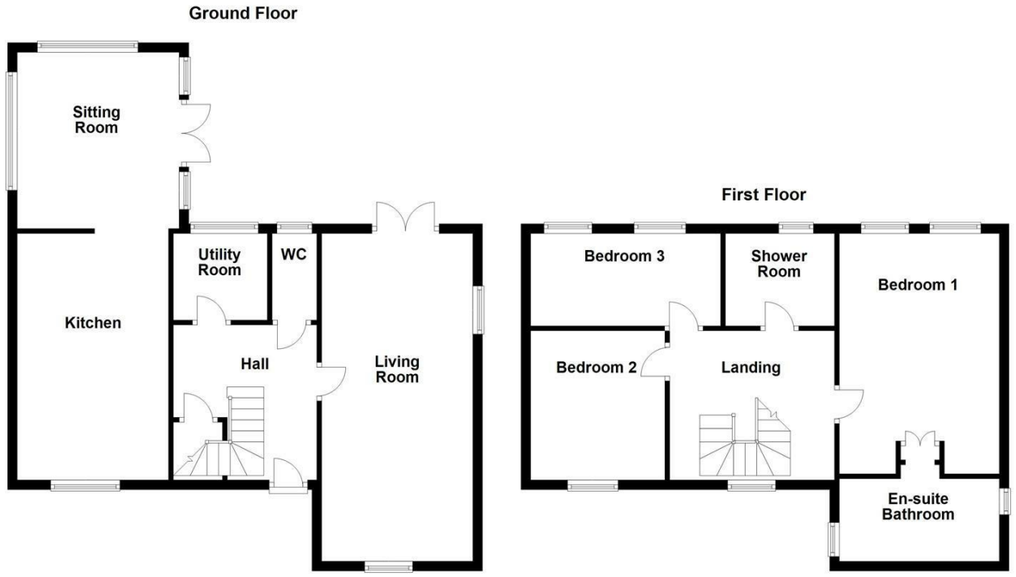

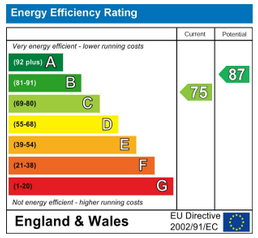

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

4 The Granary, Sunny Dairy Farm New Road, Old Snydale, Pontefract, WF7 6HB

For Sale Freehold £435,000

Situated in a rural village location with fantastic open views of surrounding country is this superbly presented three bedroom detached property benefiting from ample driveway parking, rear garden with lovely out reaching views, en suite bathroom and extended sitting room.

The accommodation briefly comprises entrance hall, living dining room, kitchen with rear sitting room extension, downstairs w.c. and utility. To the first floor the landing is a particularly attractive feature of the property with glass balustrade. The landing also provides access to the three bedrooms and a family shower room/w.c. The main bedroom benefits from an en suite bathroom/w.c. Externally there is ample patterned concrete driveway parking to the side, low maintenance patio and lawns to the rear.

The property is ideally located within short driving distance of all local amenities including schools and the motorway network for those looking to commute further afield for work.

Done to a superb standard and is ready to move into, would make a fantastic home a viewing is recommended.

ACCOMMODATION

HALLWAY
Front entrance door, stone flooring, central heating radiator, staircase to the first floor landing with glass panelling to the balustrade, access to the living room, kitchen, utility room and downstairs w.c.

LIVING ROOM
22'4" x 10'9" (6.81m x 3.3m)
UPVC double glazed windows to the front and side elevation, rear UPVC doors to the rear garden, two central heating radiators, original stone flooring, open brick fireplace with wood surround and space for an electric fire with spotlights to the ceiling.

DOWNSTAIRS W.C.
5'10" x 3'0" (1.8m x 0.93m)
Frosted UPVC double glazed window to the rear elevation, low flush w.c., vanity wash hand basin with mixer tap and tiled splashback, chrome style ladder radiator.

UTILITY ROOM
6'4" x 5'9" (1.94m x 1.76m)
UPVC double glazed window to the rear elevation, central heating radiator, base units, boiler, inset sink with mixer tap and tiled splashback. Plumbing for a washing machine and space for a dryer.

KITCHEN
16'9" x 10'4" (5.12m x 3.15m)
UPVC double glazed window to the front elevation. A modern fitted kitchen with an array of wall and base units for storage, integrated oven and grill, integrated microwave, integrated five ring gas hob with cooker hood, sink and drainer unit with Qooker tap, central heating radiator, fridge freezer, spotlights to the ceiling, Quartz worktops and opening leading through to the rear sitting room extension

SITTING ROOM EXTENSION
12'0" x 10'10" (3.67m x 3.32m)
UPVC double glazed window to the side elevation, feature floor to ceiling window to the rear, UPVC French doors to the side leading out to the garden, central heating radiator, spotlights to the ceiling.

FIRST FLOOR LANDING
The continuation of the glass balustrade continues on the landing from the staircase. The landing provides access to three bedrooms and family shower room/w.c.

BEDROOM ONE
15'5" x 10'7" (4.71m x 3.25m)
Two UPVC double glazed windows to the rear, central heating radiator, spotlights to the ceiling, fitted wardrobes to one wall with opening leading to the en suite bathroom/w.c.

EN SUITE BATHROOM/W.C.
10'2" x 5'9" (3.11m x 1.77m)
UPVC double glazed frosted windows to both sides. Freestanding bath with freestanding tap and hand held shower attachment, vanity wash hand basin unit, low flush w.c., chrome style ladder radiator, spotlights to the ceiling, tiled walls.

BEDROOM TWO
9'2" x 6'10" (2.81m x 2.09m)
UPVC double glazed window to the front elevation, central heating radiator, spotlights to the ceiling.

BEDROOM THREE
12'11" x 6'4" (3.95m x 1.95m)
Two UPVC double glazed windows to the rear elevation, central heating radiator.

HOUSE SHOWER ROOM/W.C.
6'2" x 7'5" (1.9m x 2.27m)
Rear UPVC double glazed frosted window, walk in double shower having wall mounted shower and hand held attachment, vanity wash hand basin with mixer tap and low suite w.c., chrome style ladder radiator, spotlights to the ceiling.

OUTSIDE
To the rear of the property there is a patterned concrete pathway/patio area, which goes all around to the side. Garden shed with power and light. Corner circular patterned concrete seating area with pebbled border, low maintenance lawn with lovely far reaching views of the surrounding county and fields. Gated access leads out onto the patterned concrete driveway for ample parking space and car port over with EV charging point.

COUNCIL TAX BAND
The council tax band for this property is D

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

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 Pontefract office and they will be pleased to arrange a suitable appointment.