

**242 Snyderdale Road,
Normanton, WF6 1PE**



- # Superbly presented Semi Detached House
- # Generous Plot with potential to extend
- # Modern fitted kitchen
- # 'Wood Grain' UPVC Double Glazing and Gas Central Heating
- # Ground Floor Utility, Store and Cloak/WC
- # Three Beds and modern Shower Room/WC
- # Garden, ample parking front & rear
- # Double Detached Garage
- # Energy Rating 'D'

PRICE
£197,500

DESCRIPTION

We are pleased to offer for sale this superb modernised Semi Detached Property standing on a generous plot with the potential to extend. Finished to a high standard with UPVC 'Wood Grain' effect double glazed windows and doors together with gas fired central heating. The ground floor incorporates a utility area together with cloakroom/w.c. and useful storage cupboard but also having a modern fitted kitchen incorporating a built in electric oven and hob with brushed chrome extractor hood above, a modern style fire surround with electric fire to the lounge. There are three bedrooms to the first floor and a modern fitted shower room including a walk-in shower cubicle. Outside there is a tarmac drive to the front that provides good off-street parking, an enclosed lawned garden immediately to the rear and beyond a further tarmac enclosed area which could provide additional parking. There is a further double detached garage having electrically operated twin doors to the front which offers superb potential for additional annexed accommodation having water, drainage and electricity already connected. Included in the sale will be all carpet and floorcoverings. The property is also fitted with a security alarm system that extends to the garage.

The Accommodation Comprises:

GROUND FLOOR

SIDE ENTRANCE: - opens into a

RECEPTION HALL with the staircase, with a central heating radiator.

UTILITY ROOM with worktop and wall cupboard unit together with plumbing for washer and a central heating radiator.

CLOAKROOM has a modern suite incorporating a low flush w.c. and vanity wash basin. Central heating radiator.

Useful store cupboard adjacent to the side entrance and provides good storage facility and also the wall mounted 'Vokara' gas boiler.

DINING KITCHEN: - 11ft 9in x 10ft (3.58m x 3.05m) with a range of modern base and wall mounted cupboard and drawer units, worktops with matching upstand above, 1 ½ basin stainless steel sink unit, built in electric oven with ceramic electric hob and a brushed chrome back panel beneath a matching extractor hood. Central heating radiator and French doors open into: -

LOUNGE: - 13ft 1in x 12ft 7in (4.01m x 3.86m) with a modern fireplace incorporating electric fire and a central heating radiator. UPVC French doors open onto the rear garden.

STAIRCASE leads up to: -

FIRST FLOOR

LANDING with useful storage cupboard and a central heating radiator.

FRONT BEDROOM No. 1: - 13ft x 10ft (3.98m x 3.06m) with central heating radiator.

REAR BEDROOM No. 2: - 13ft 1in x 9ft 9in (4.01m x 2.98m) with central heating radiator.

FRONT BEDROOM No. 3: - 10ft 1in x 6ft 5in (3.09m x 1.96m) with central heating radiator.

SHOWER ROOM: - 9ft 9in x 4ft 4in (3m x 1.32m) with a modern 3-piece suite that includes a walk in shower cubicle, vanity wash basin with two drawers beneath and a low flush w.c. Mirror fronted cupboard above the sink, extractor fan and a central heating radiator.

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OUTSIDE: - There is a tarmac driveway and parking area to the front providing good off-road parking. Immediately to the rear there is an enclosed lawned garden of which beyond there is a further enclosed tarmac area providing additional off-road parking. The double detached garage (20ft 5in x 20ft 5in – 6.23m x 6.23m) is constructed of brick faced cavity walls and having twin electrically operated doors to the front and has mains drainage, water and electricity all connected.

COUNCIL TAX

Wakefield MDC Property Band A

SERVICES

All Mains Services are assumed to be connected.

TENURE

Freehold.

VIEWING

Strictly by prior appointment with the Agents

NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

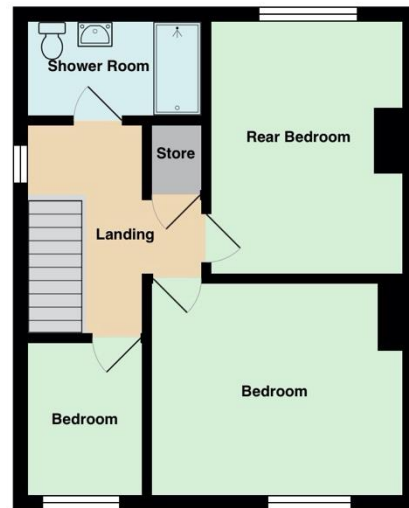
Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Agents – Abson Blaza Property Services.





GROUND FLOOR



FIRST FLOOR

FOR INFORMATION P