



FOR SALE

Snydale Avenue, Normanton,

WF6 1SS

5 Bedroom, Detached

£385,000 OIEO



Movenowproperties are delighted to offer this extended and improved 4 / 5 double bedroom detached property for sale. Truly must be viewed to appreciate the size of the property. Benefitting from Annex which offers additional living / bedroom area, kitchen and has internal and external door. Located on a corner plot offering spacious and private gardens to front, rear and side.

Entrance Porch

Measurements: 6' 10" x 5' 6" (2.1m x 1.7m)

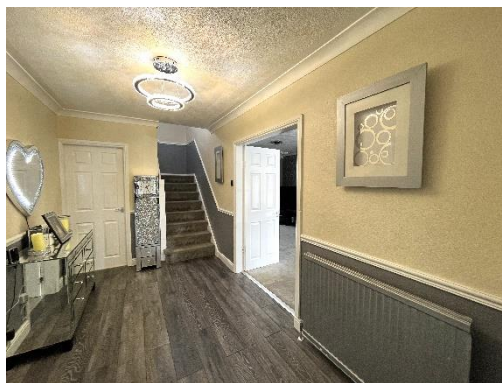
Having UPVC double glazed front entrance door, double glazed window to the front and laminate flooring. Double French doors lead into the reception hall.



Entrance Hall:

Measurements: 12' 9" x 7' 6" (3.9m x 2.3m)

A beautiful entrance hall with laminate flooring, radiator, double doors opening to living area, door to dining room, downstairs wc and stairs to the first floor landing.



Downstairs WC

Fitted with a white and chrome suite comprising low flush wc and pedestal wash basin. Fully tiled walls and frosted double glazed window overlooking the rear.



Living Room

Measurements: 20' 4" x 11' 1" (6.2m x 3.4m)

A grand living area running the full width of the property with a large double glazed bay window overlooking the front offering lots of natural light, 2 radiators and an attractive feature fireplace with an ornate marble surround housing a pebble effect gas fire. Also benefiting from French doors leading through to the conservatory.



Conservatory

Measurements: 17' 8" x 10' 9" (5.4m x 3.3m)

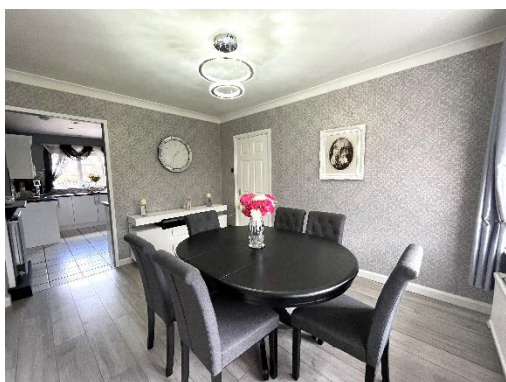
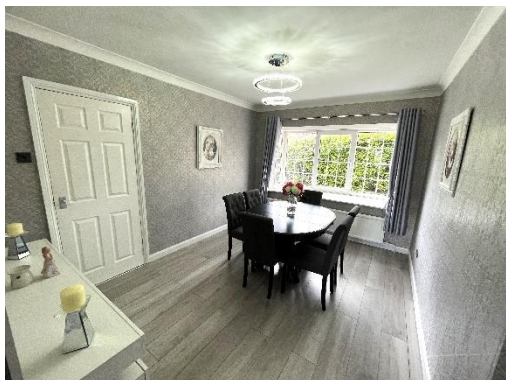
Benefiting from double glazed window overlooking the front, rear and side. French doors opening to the rear patio. Underfloor heating, radiator and wall light points.



Dining Room

Measurements: 12' 9" x 9' 10" (3.9m x 3.0m)

Having a uniformed double glazed bay window overlooking the front, radiator and laminate flooring. Currently housing an 8 seater dining table this spacious room has opening to kitchen.



Kitchen

Measurements: 12' 9" x 9' 10" (3.9m x 3.0m)

Offering a range of modern, white, high gloss wall and base units with complementary contrasting dark work surface and mosaic tiled splash back. Double glazed window overlooking the rear. Inset 1.5 stainless steel sink, drainer and mixer tap, Range style cooker with 8 ring gas hob and cooker hood above.



Utility Room

Measurements: 7' 2" x 5' 6" (2.2m x 1.7m)

Adjoining to the kitchen the utility room offer plumbing for washing machine or dishwasher. Matching fitted cupboards, space for American fridge / freezer and UPVC door with frosted glass opening to enclosed rear garden.

Bedroom 4

Measurements: 12' 5" x 11' 5" (3.8m x 3.5m)

Located on the ground floor this double bedroom has large double glazed window overlooking the front, radiator and laminate flooring.



En-Suite

Measurements: 10' 9" x 5' 2" (3.3m x 1.6m)

Offering a full 3 piece suite, low flush wc, pedestal wash basin and bath with overhead shower and glass shower screen. Fully tiled walls, radiator and frosted double glazed window overlooking the rear.



Bedroom 5 / Annex

Measurements: 22' 11" x 9' 6" (7.0m x 2.9m)

A Flexible multipurpose room with double aspect double glazed windows overlooking the side and rear and UPVC external door with frosted glass opening to the rear, electric wall heater, recessed spot lights and a range of fitted cupboards with laminate worktops and inset stainless steel sink with plumbing for a washing machine and space for additional appliances offering a kitchen area.



Stairs & Landing:

A 2 tier staircase with double glazed window overlooking the rear offering lots of natural light, and loft access hatch.



Master Bedroom

Measurements: 15' 5" x 9' 10" (4.7m x 3.0m)

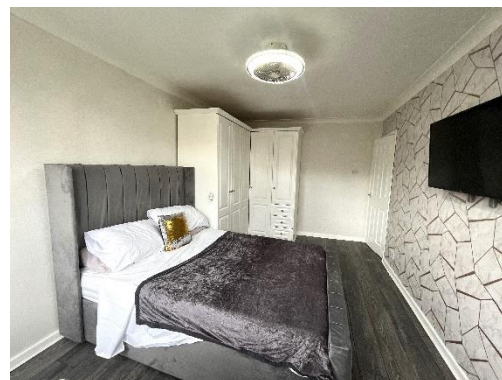
Originally being 2 bedrooms with room has been opened up to make a large master bedroom running the full width of the property. Offering double aspect double glazed windows overlooking the front, radiator and carpet flooring.



Bedroom 2

Measurements: 10' 5" x 9' 10" (3.2m x 3.0m)

Another double bedroom with double glazed window overlooking the front radiator, laminate flooring and fitted wardrobes.



Bedroom 3

Measurements: 11' 1" x 9' 6" (3.4m x 2.9m)

Another double bedroom with double glazed window to the rear, radiator and carpet flooring.



Family Bathroom

Measurements: 9' 6" x 7' 2" (max) (2.9m x 2.2m)

A modern 3 piece suite in white and comprising corner bath, wash basin set in modern vanity, low flush wc, fully tiled walls, frosted double glazed window overlooking the front chrome towel heater.



Outside:

To the front the property is 2 drives providing ample of off street parking together with a lawned garden offering mature boundary hedge and a pebbled area with specimen shrubs. To the rear of the house there is a large garden, which is paved for entertaining purposes and incorporates a substantial shed. Gardens extends round the side of the property where there is a well-proportioned lawn.



Situated in a cul-de-sac in one of the most sought after parts of the town, this flexible family home is situated within easy reach of the broad range of shopping, schooling and recreational facilities offered by Normanton town centre, whilst also enjoying the convenience of ready access to the M62 motorway for travel further afield.



Tenure

Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

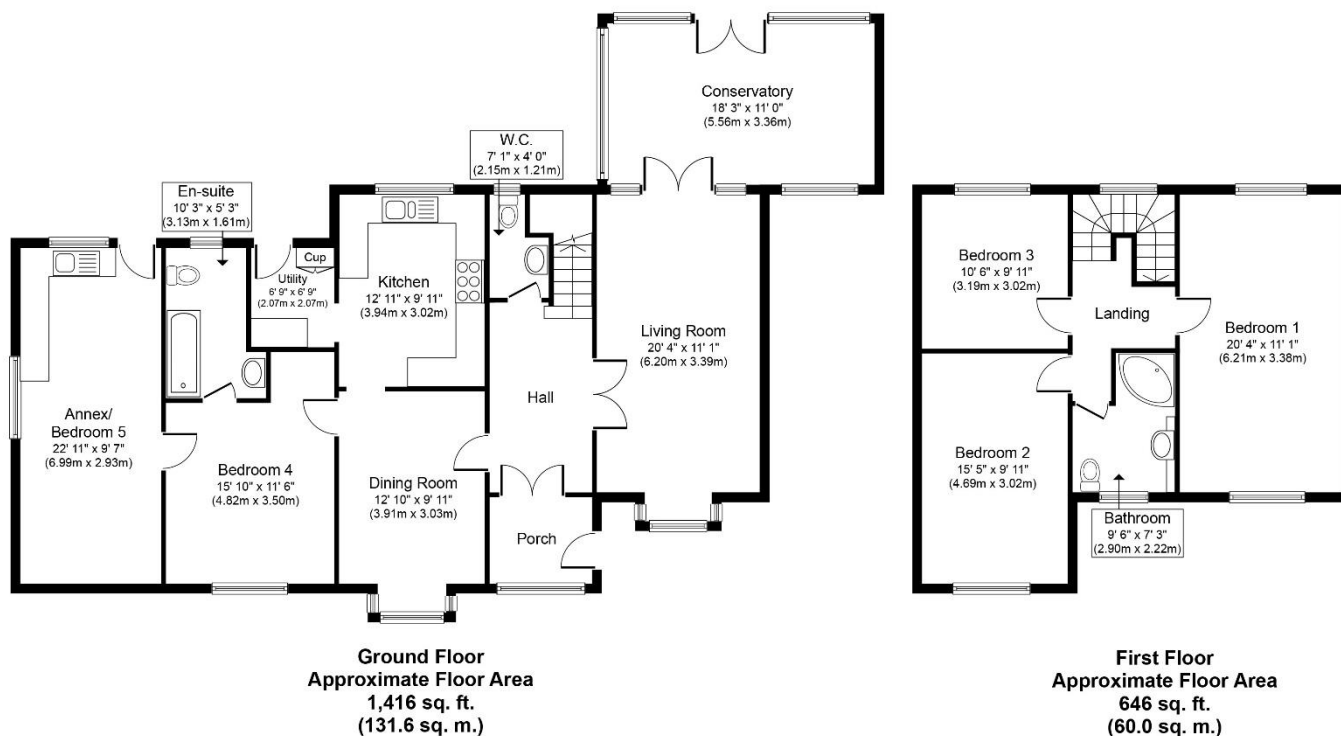
Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us [Movenowproperties.com](https://movenowproperties.com) 01924 249349 / info@movenowproperties.com

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2022 | www.houseviz.com

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.