



# HODSONS



OFFERS IN THE REGION OF

**£625,000**

**New Road**

Pontefract, WF7 6HB



HODSONS



## PROPERTY SUMMARY

This beautifully extended and recently developed four-bedroom detached family home is nestled in the idyllic village of Old Snydale, offering a perfect blend of luxury and countryside charm. Boasting high-specification finishes throughout, the property features multiple reception rooms—including a sunroom and study—alongside a stunning shaker-style kitchen with integrated appliances and a matching island unit. The master suite includes a contemporary en suite, while the family bathroom showcases a roll-top bath and separate shower. Set within landscaped gardens to the front, side, and rear, with a spacious patio and gated driveway, this exceptional home is offered with no onward chain. Old Snydale is renowned for its peaceful rural setting, historic landmarks, and strong community spirit, all within easy reach of Wakefield, Pontefract, and major transport links.

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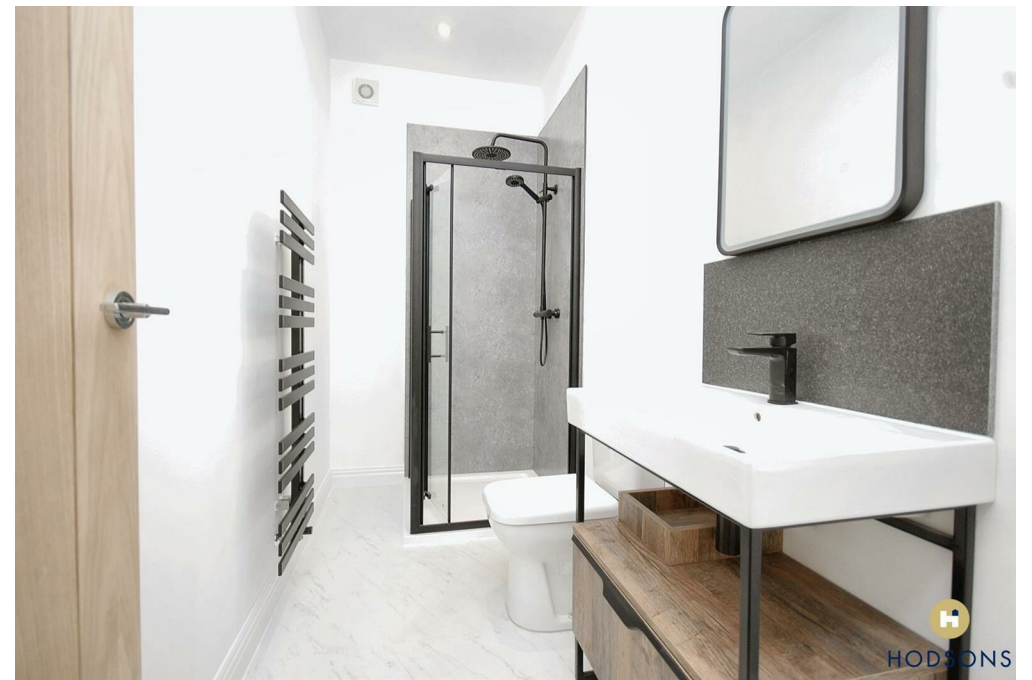
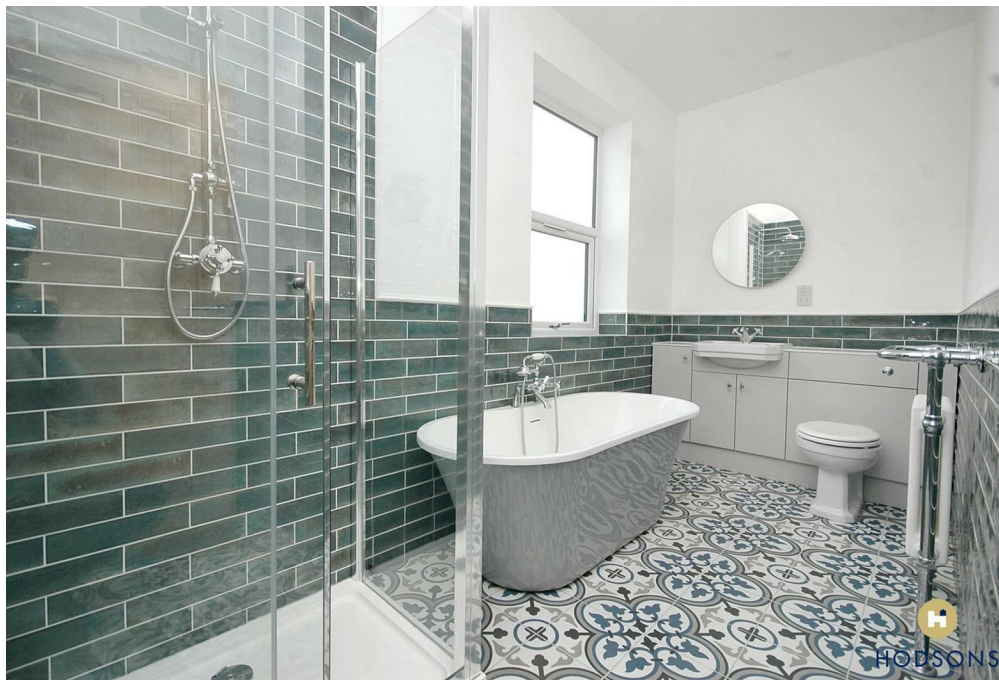
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HODSONS

## LOCAL AUTHORITY

## TENURE


Freehold

## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

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### OFFICE DETAILS

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