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**Pear Tree Cottage, 43 Hill Top, Knottingley, WF11 9AQ**

**For Sale Freehold £275,000**

A grade II listed four bedroomed detached house now requiring a programme of refurbishment works and situated in this tucked away position on an expansive plot that extends to 0.49 acres [2000 sq metres]. The house shows evidence of some structural movement which may affect the availability of mortgage finance and is therefore being offered at a significantly lower level than the original guide price. Please ask us for further details.

This characterful old house retains a wealth of historic features and presents deceptively spacious accommodation that can be adapted and finished to personal tastes. The grounds may present scope for further development, subject to gaining all the necessary statutory consents. The house itself is approached from the front into a well proportioned living room that retains a characterful old fireplace with former bread ovens and a massive heavy wooden beam. Alongside is a separate dining room which flows through into a kitchen, which takes full advantage of the views over the garden. Also on the ground floor, a side entrance porch leads through to a useful store room and a downstairs shower room. To the first floor, the principal bedroom is situated at the front of the house and leads through to a useful adjoining loft room with sloping ceiling. A second bedroom is situated to the rear, enjoying the views over the rear garden. The family bathroom completes the first floor accommodation, whilst to the second floor, there are two further bedrooms with characterful sloping ceilings. Outside, the property is situated on an expansive plot and is approached via a gated drive that provides ample off road parking leading to a single garage. To the rear of the house, there are three further multi purpose rooms overlooking the gardens, which are laid to lawn, with well stocked shrub and tree borders, enjoying an excellent degree of privacy.

The property is situated in this popular area within very easy reach of the broad range of shops, schools and recreational facilities in the centre of Knottingley. Knottingley itself enjoys ready access to the national motorway network.

**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.



## ACCOMMODATION

### LIVING ROOM

19'0" x 18'8" [max] [5.8m x 5.7m [max]]

Oak front door to the front and magnificent old fireplace incorporating former bread ovens. Heavy stone flagged floor, large beams to the ceiling and windows to both the front and side. Two double central heating radiators and stairs to the first floor.

### DINING ROOM

17'4" x 11'5" [5.3m x 3.5m]

Entered by hand made oak door this room has window to the side, double central heating radiator and beamed ceiling and walls. Feature fireplace with tiled hearth housing a living flame coal effect gas fire.

### KITCHEN

16'8" x 12'5" [5.1m x 3.8m]

Windows to the two sides and a stable style door to the rear garden. To the kitchen there is a good range of wooden fronted wall and base units with laminate work tops and tiled splash backs. Inset

composite sink unit, inset ceramic hob with filter hood over, built in oven and integrated slimline dishwasher. Space for a tall fridge/freezer and double central heating radiator.

### SIDE ENTRANCE PORCH

Connecting doors through to a useful store room and downstairs shower room.

### SHOWER ROOM/W.C.

6'2" x 6'2" [1.9m x 1.9m]

Corner shower cubicle, wall mounted wash basin and low suite w.c. Extractor fan and Worcester Bosch gas fired central heating boiler.

### STORE ROOM

14'5" x 8'10" [4.4m x 2.7m]

Water supplies and cupboard housing the hot water cylinder.

### FIRST FLOOR

#### BEDROOM ONE

19'4" x 14'1" [5.9m x 4.3m]

Windows to the front and side, skirting radiators, beamed ceiling and features a stone exposed

wall with former fireplace and heavy wooden mantle.

#### BEDROOM TWO

15'8" x 9'10" [max] [4.8m x 3.0m [max]]

Patio door style full height windows overlooking the garden and central heating radiator.

#### BATHROOM/W.C.

10'2" x 5'2" [3.1m x 1.6m]

Frosted window to the rear and fitted with a three piece suite comprising panelled bath with shower over and glazed screen, pedestal wash basin and low suite w.c. Central heating radiator.

#### LOFT ROOM

25'3" x 11'5" [max] [7.7m x 3.5m [max]]

An extensive loft with eaves providing additional storage space with sloping ceiling.

### SECOND FLOOR

#### BEDROOM THREE

19'4" x 10'9" [5.9m x 3.3m]

There is a window and a Velux roof light set into the character sloping ceiling giving good natural light and a commanding view over the garden and beyond. Double central heating radiator.

#### BEDROOM FOUR

13'9" x 9'2" [4.2m x 2.8m]

Window to the side and double central heating radiator.

### OUTSIDE

The property is approached via a gated driveway that leads to a block paved parking area and on to a detached single garage. The principal gardens lay to the rear and side of the house. To the immediate rear of the house, there is a useful workshop room which extends to 3.8m x 3.2m with a window and door to the rear garden. Connecting door then leads through to an adjacent store room [3.8m x 1.7m]. Also accessed from the rear garden is a separate utility room [3.8m x 2.3m] with windows to the rear and side, UPVC entrance door, central heating radiator and a ceramic Belfast sink. Set on a plot that extends to

0.49 acres [2000 sq metres], the gardens are laid mainly to level lawn with mature established trees and borders for an excellent degree of privacy. Immediately to the rear of the kitchen, there is a lovely sheltered patio sitting area with an ornamental pond. Situated to the rear of the gardens, there are some former dog runs.

### PLEASE NOTE

The house shows evidence of some structural movement which may affect the availability of mortgage finance and is therefore being offered at a significantly lower level than the original guide price. Please ask us for further details.

### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property: "The main living room and room above are thought to be late Tudor. It was carefully restored so the property has an historic feel as well as the potential to blend old and new. The garden is large, secluded and very private with a high former quarry wall to the east and some beautiful trees. There is ample potential offered by the plentiful accommodation, which is additional to the main house. The large outbuilding to the north has been re-roofed in the last two years".

### COUNCIL TAX BAND

The council tax band for this property is E.

### 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.

### EPC RATING

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