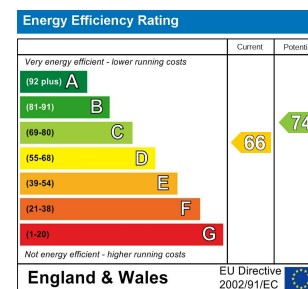
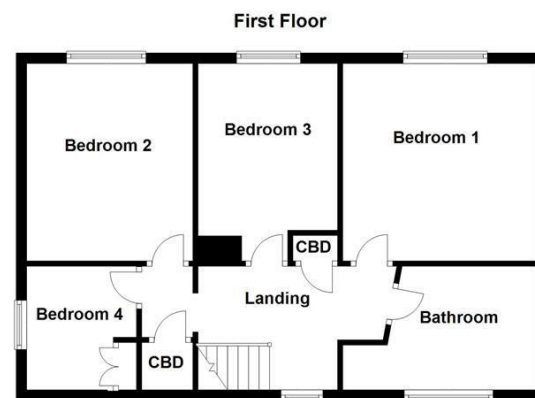
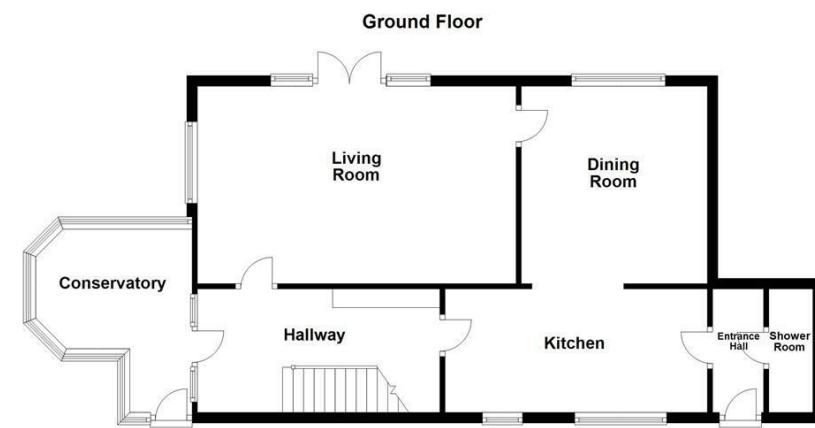




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## 16 Pontefract Road, Knottingley, WF11 0ES

For Sale Freehold £270,000

Occupying a larger than average plot is this four bedroom detached family home in Knottingley with generous size accommodation throughout and benefiting from ample off road parking, a good size detached garage/workshop and an attractive tiered garden.

The accommodation briefly comprises entrance hall, downstairs shower room, kitchen, dining room, further hallway, living room and conservatory. To the first floor there are four bedrooms, house bathroom and bedroom two has loft access. To the front of the property the garden has ample off road parking on a paved and tarmac driveway, a detached garage/workshop of a good size with power and light. Dropping down to a lower tier via either concrete slope or paved steps there is a paved patio. The rear garden is tiered with the upper tier being a raised decked patio area and the lower tier being laid to lawn with planted features and mature trees, fully enclosed by hedging and timber fencing.

Knottingley is ideal for a range of buyers and the property itself is within walking distance of local amenities such as shops and schools. For those who look to travel for work, Knottingley is sat on both the A1 and M62 links. Knottingley does have its own train station and is on local bus routes to and from neighbouring towns such as Castleford and Pontefract.

Only a full internal inspection will truly show what is on offer at this generous size property and an early viewing comes highly advised.

### 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\*

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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

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## ACCOMMODATION

### ENTRANCE HALL

Composit front entrance door with frosted glass pane. Spotlighting to the ceiling, doors to the downstairs shower room and kitchen.

### DOWNSTAIRS SHOWER ROOM/W.C.

29' x 76" [0.86m x 2.29m]

Wet wall panelling, low flush w.c., ceramic wash basin built into a storage unit with storage below and mixer tap, shower cubicle with electric shower head attachment, partial spotlighting to the ceiling, extractor fan.

### KITCHEN

16'4" x 76" [4.98m x 2.31m]

Door to further hallway, opening into the dining room, spotlights to the ceiling, coving to the ceiling, two UPVC double glazed windows to the front, ladder style central heating radiator. A range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, space and plumbing for a cooker, under counter fridge freezer and washing machine. Tiled splashback.

### DINING ROOM

11'10" x 12'4" [3.62m x 3.76m]

Coving and spotlighting to the ceiling, UPVC double glazed window to the rear with fitted blinds (made to measure), central heating radiator, door into the living room.

### LIVING ROOM

12'4" x 19'9" [3.76m x 6.03m]

Two UPVC double glazed windows, UPVC double glazed French doors with fitted blinds (made to measure) leading to the rear garden, coving to the ceiling, two central heating radiators, log burner with marble hearth and wooden mantle.



### FURTHER HALLWAY

Understairs storage, storage cupboards, coving to the ceiling, staircase to the first floor landing, central heating radiator and door into the conservatory.

### CONSERVATORY

11'4" x 9'7" max x 4'0" [3.47m x 2.93m max x 1.24m]

UPVC double glazed windows, UPVC double glazed door to the garden.



### FIRST FLOOR LANDING

Spotlights to the ceiling, central heating radiator, UPVC double glazed window to the front, doors leading to the bedrooms and the house bathroom/w.c. Two storage cupboards.

### BEDROOM ONE

12'8" x 9'10" [3.87m x 3.01m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, modern fitted wardrobes with partially mirrored doors featuring double rails throughout and spotlights.



### BEDROOM TWO

11'6" x 10'8" [3.53m x 3.26m]

UPVC double glazed window to the rear, loft access, coving to the ceiling, fitted storage and wardrobes as well as a fitted dressing table.



### BEDROOM THREE

12'8" x 8'9" max x 2'7" min [3.88m x 2.67m max x 0.81m min]

UPVC double glazed window to the rear, central heating radiator.

### BEDROOM FOUR

7'2" x 7'5" [2.19m x 2.27m]

UPVC double glazed window to the side, coving to the ceiling, central heating radiator, access to a storage cupboard.

### HOUSE BATHROOM/W.C.

11'10" x 6'4" max x 2'9" min [3.62m x 1.95m max x 0.86m min]

Frosted UPVC double glazed window to the front, chrome ladder style central heating radiator, spotlights to the ceiling, concealed cistern low flush w.c., wash basin built into a corner storage unit with mixer tap, extractor fan, shower cubicle with mains fed overhead shower and shower head attachment. Tiled in bath with water jets and a mixer tap. Fully tiled.



### OUTSIDE

To the front, there is a tarmac and paved driveway providing of road parking for several vehicles. A detached double garage/workshop with power and light. Beyond this there are paved steps leading down as well as a concrete slope for accessibility to the lower tier of the front garden, which is low maintenance and is paved with stone paved patio area ideal for outdoor dining and entertaining purpose. Enclosed by walls. To the rear the garden has a raised decked patio perfect for outdoor dining and entertaining leading to the summerhouse, which incorporates both power and light. The lower tier of the rear garden us mainly laid to lawn with planted features, mature trees and is fully enclosed by hedging and timber fencing.



### EPC RATING

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

### COUNCIL TAX BAND

The council tax band for this property is D

### 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.