



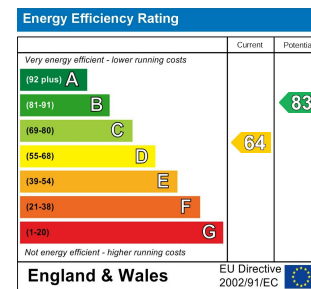
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**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.



**2 Grove Lane, Knottingley, WF11 8ES**

**For Sale Freehold £265,000**

Offered to the market with no onward chain is this well presented two bedroom detached bungalow sitting on a generous sized corner plot in a cul-de-sac location with landscaped and manicured gardens having further potential to extend subject to consents. The property benefits from low maintenance wrap around gardens, off road parking and decently proportioned accommodation throughout.

The accommodation briefly comprises of the entrance hall with loft access, living room, shower room/w.c., two bedrooms and an opening to the kitchen breakfast room. To the front of the property there is a low maintenance garden, which is mainly block paved and pebbled with planted features throughout, fully enclosed by walls and hedging with a set of iron double gates and a single iron gate. There is off road parking and a separate concrete driveway leading to the single detached garage with further store room to the rear. To the side of the property beyond the garage there is a lawned area with planted border, which is fully enclosed by walls. To the rear, the garden is low maintenance with paved and block paved patio areas perfect for outdoor entertaining and is enclosed.

Knottingley is ideal for a range of buyers, as for those looking to be close to local amenities these are only a stones throw away including shops and schools and large facilities. Knottingley does have local bus routes running to and from neighbouring towns such as Pontefract and Castleford and does have its own train station for more major city links. Knottingley is also ideal as it is close to the national motorway link in the form of both the A1 and M62 for those who look to commute further afield.

Only a full internal inspection will truly show what is to offer at this property and so an early viewing is advised to avoid disappointment.



**ACCOMMODATION**

**ENTRANCE HALL**

6'9" x 13'0" max x 5'1" min [2.06m x 3.98m max x 1.55m min]  
 UPVC frosted and stained glass double glazed front door leading into the entrance hall. Ceiling rose, central heating radiator, storage cupboard housing the Ideal combi boiler, loft access with pull down ladder. The loft is boarded. Opening to the kitchen breakfast room, doors to the living room, bedrooms and shower room/w.c.

**LIVING ROOM**

14'10" x 13'10" max x 7'10" min [4.54m x 4.23m max x 2.4m min]  
 UPVC double glazed window to the side, UPVC double glazed bow window to the front, coving to the ceiling, ceiling rose, central heating radiator, gas fireplace with marble hearth, surround and wooden mantle.



**KITCHEN BREAKFAST ROOM**

9'11" x 10'0" [3.04m x 3.05m]  
 UPVC double glazed frosted door to the side, UPVC double glazed windows to the side and rear, central heating radiator, coving to the ceiling, a range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated four ring gas hob with extractor hood over, integrated oven, space and plumbing for a washing machine, space for fridge freezer, tiled splashback.



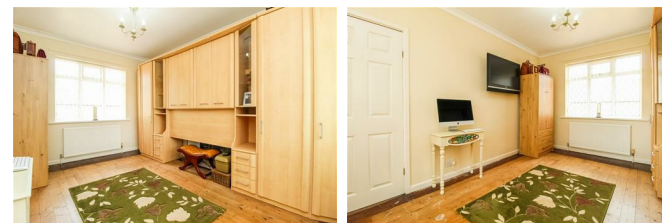
**SHOWER ROOM/W.C.**

5'11" x 6'2" [1.81m x 1.9m]  
 Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator, coving to the ceiling, low flush w.c., pedestal wash basin, shower cubicle with mains fed overhead shower and shower screen. Fully tiled.



**BEDROOM ONE**

9'10" x 14'0" [3.01m x 4.27m]  
 Dual aspect UPVC double glazed windows to the front and rear. Coving to the ceiling, ceiling rose, central heating radiator.



**BEDROOM TWO**

9'5" x 9'11" [2.88m x 3.04m]  
 UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.



**OUTSIDE**

Low maintenance landscaped garden, which is mainly block paved and provides off road parking for several vehicles, which is also separate to the other driveway leading to the single detached garage. The front garden is pebbled with planted features throughout, mature shrubs, enclosed by hedging and walls with a set of iron double gates and an iron single gate providing access to the garden. Beyond the garage there is a further garden area, which is mainly laid to lawn with a planted border incorporating mature shrubs and plants throughout. There is a paved pathway leading down the side of the garage

and the side garden is fully enclosed by walls. The rear garden, which is mainly paved patio area and block paved patio area both perfect for outdoor dining and entertaining purposes. The garden itself is fully enclosed by walls and timber fencing.



**GARAGE**

15'7" x 10'7" [4.76m x 3.24m]  
 Single detached garage with manual up and over door, power and light. Frosted UPVC double glazed window to the side. Further composite door to the store room (measuring 3.33m x 1.93m) behind the garage. with power and light also.

**COUNCIL TAX BAND**

The council tax band for this property is TBC.

**EPC RATING**

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

**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.