



WAKEFIELD
01924 291 294

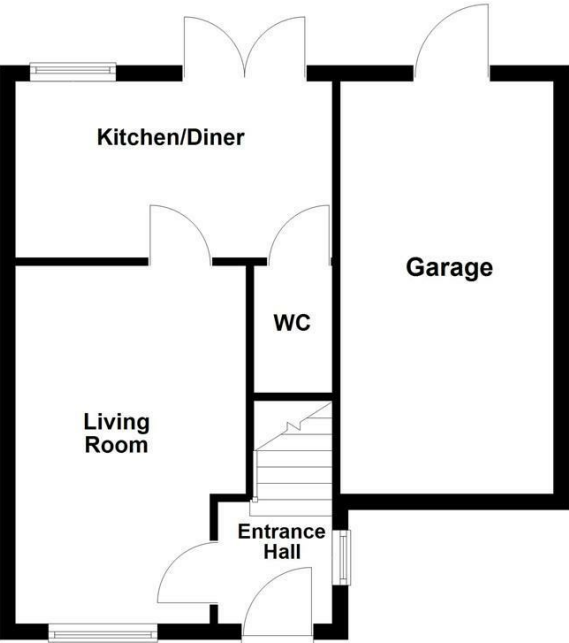
OSSETT
01924 266 555

HORBURY
01924 260 022

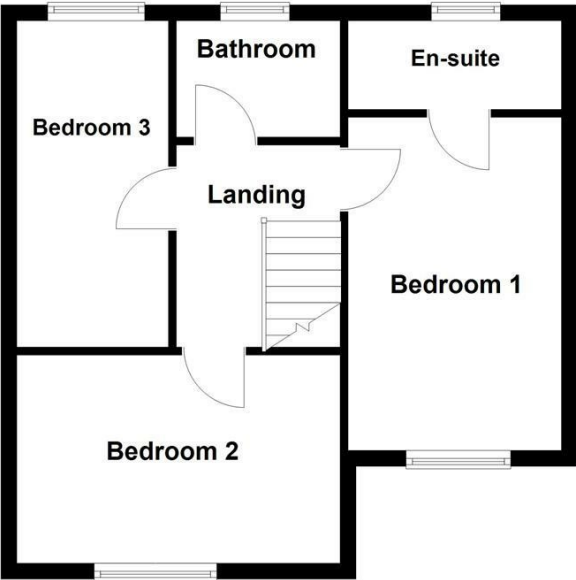
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

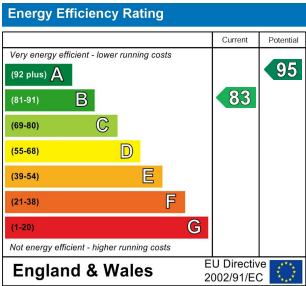


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



66 Plowes Way, Knottingley, WF11 0HT

For Sale Freehold £220,000

Introducing to the market is this three bedroom detached home situated in the popular location of Knottingley originally built by Gleeson Homes benefitting from a south-west facing garden and off road parking with integral garage.

The property briefly comprises of the entrance hall, living room, kitchen/diner and downstairs w.c. The first floor landing leads to three bedrooms (main bedroom with en suite) and house bathroom. Outside to the front is a lawned garden and driveway providing off road parking for three vehicles leading to the single integral garage. To the rear is a south-west facing lawned garden with paved patio area and decked area, surrounded by timber fencing.

The property is close to local amenities such as shops and schools with motorway links close at hand, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all the potential on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, laminate flooring, central heating radiator, UPVC double glazed window to the side elevation, stairs to the first floor landing and door to the living room.

LIVING ROOM

9'6" x 14'11" [2.92m x 4.55m]

Understairs storage, UPVC double glazed window to the front elevation, central heating radiator and door to the kitchen/diner.



KITCHEN/DINER

7'4" x 13'2" [2.25m x 4.02m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor fan. Space and plumbing for a washing machine, dishwasher and fridge/freezer. Central heating radiator, UPVC double glazed patio doors and window to the rear and door to the downstairs w.c.

W.C.

2'11" x 5'1" [0.9m x 1.57m]

Central heating radiator, extractor fan, low flush w.c., wall mounted wash basin and tiled splash back.

FIRST FLOOR LANDING

Loft access, central heating radiator, doors to three bedrooms and bathroom.

BEDROOM ONE

12'9" x 8'11" [3.9m x 2.72m]

Central heating radiator, UPVC double glazed window to the front elevation and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

8'10" x 3'2" [2.70m x 0.98m]

Three piece suite comprising low flush w.c., pedestal wash basin with tiled splash back and shower cubicle with shower head attachment. Central heating radiator, UPVC double glazed frosted window to the rear elevation and extractor fan.

BEDROOM TWO

13'1" x 8'6" [min] x 11'0" [max] [4.0m x 2.61m [min] x 3.37m [max]]

UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE

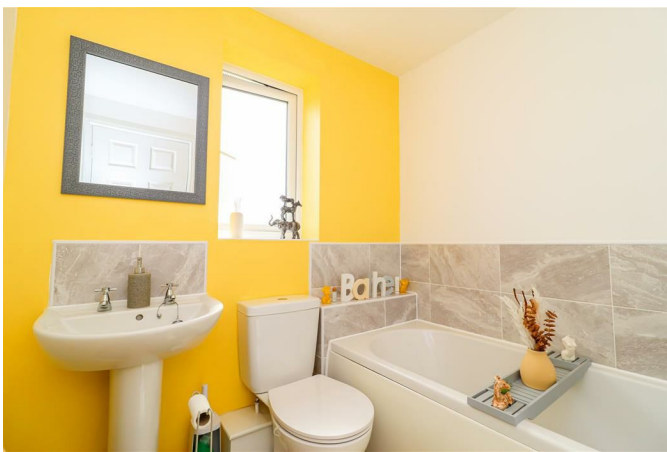
11'1" x 6'6" [3.4m x 2.0m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.

5'8" x 6'1" [1.73m x 1.86m]

Three piece suite comprising pedestal wash basin with tiled splash back, low flush w.c and panelled bath with shower head attachment. Central heating radiator and UPVC double glazed frosted window to the rear elevation.



OUTSIDE

To the front is a lawned garden and driveway for three vehicles leading to the single integral garage [5.21m x 2.70] with manual up and over door, power and light. To the rear is a decked area with steps down to a good sized lawned garden incorporating flagged patio area, surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.