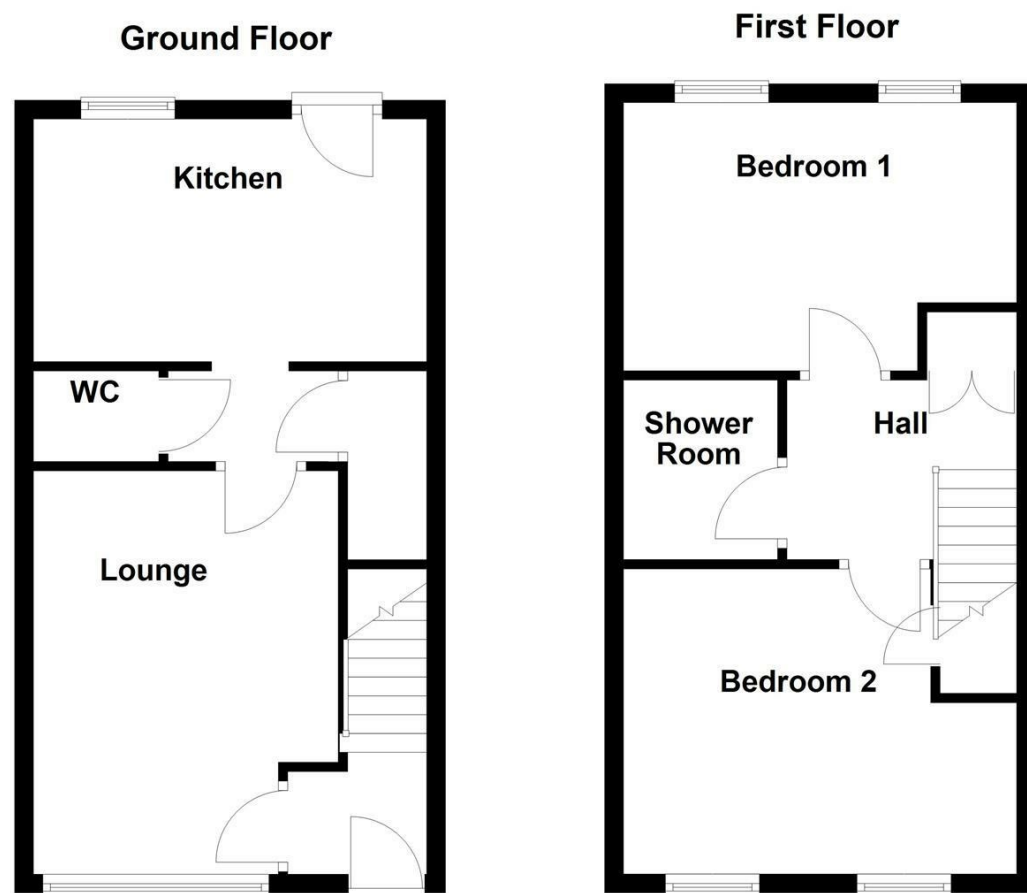




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01924 291 294

OSSETT

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PONTEFRAC & CASTLEFORD

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49 Wentcliffe Road, Knottingley, WF11 8QP

For Sale Freehold £150,000

Finished to a high standard throughout, this modern two bedroom semi detached property offers stylish living accommodation with a contemporary kitchen, modern shower room and enclosed gardens.

The accommodation briefly comprises an entrance hall, a spacious lounge, a modern fitted kitchen, and a downstairs w.c. To the first floor are two well proportioned bedrooms and a stylish shower room. Externally, the property benefits from driveway parking and enclosed gardens, ideal for outdoor relaxation and entertaining.

Well positioned for access to local shops, amenities, and excellent transport links, the property is only a short drive from surrounding towns and the motorway network, making it perfect for commuters.

Presented to an exceptional standard and ready to move into, this home is ideal for first time buyers, professional couples, or those looking to downsize, and an early viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS

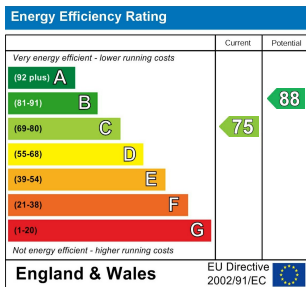
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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

ENTRANCE HALL

A front composite door, access to the lounge and a staircase leading to the first floor landing.

LOUNGE

14'0" x 10'7" [4.28m x 3.24m]

UPVC double glazed windows to the front elevation, a central heating radiator and wood effect flooring. A door leads to the inner hallway.



INNER HALLWAY

Access to the w.c., storage cupboard and kitchen.

W.C.

4'4" x 3'1" [1.33m x 0.96m]

A two piece suite consisting of a low flush w.c. and a vanity wash hand basin with a mixer tap. A black ladder style radiator and is fully tiled.

KITCHEN

13'8" x 8'5" [4.18m x 2.58m]

A modern range of base units for storage, a white sink and drainer unit with mixer tap, integrated induction hob, cooker hood, and splashback. Space for fitted appliances, a UPVC double glazed window to the rear elevation and a UPVC door leading to the rear garden.

FIRST FLOOR LANDING

BEDROOM ONE

13'8" x 9'4" [4.18m x 2.85m]

Two UPVC double glazed windows to the rear elevation and a central heating radiator.



BEDROOM TWO

13'8" x 10'0" [4.18m x 3.05m]

Two UPVC double glazed windows to the front elevation, a central heating radiator and a built in storage cupboard.



SHOWER ROOM/W.C.

6'3" x 5'4" [1.91m x 1.64m]

A three piece suite including a corner shower cubicle with glass sliding doors and wall mounted shower, a vanity wash hand basin with mixer tap and a low flush w.c. Fully tiled walls and a chrome heated towel rail.



OUTSIDE

To the front, there is a driveway providing off street parking and an electric vehicle charging point. To the rear is a paved patio area, ideal for outdoor dining and relaxation.

COUNCIL TAX BAND

The council tax band for this property is A.

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.