



Pontefract Road, Knottingley WF11 8RJ

Welcome to

Pontefract Road, Knottingley

GUIDE PRICE £370,000 - £380,000 FOUR bedroom end-terraced property, three storey, OPEN PLAN kitchen diner, large DRIVEWAY, integral GARAGE, lots of amenities and great transport networks.



Entrance Hall

With a side entrance door and stairs to the first floor.

Wc

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, extractor fan and spot lights to the ceiling.

Lounge

13' 5" x 13' (4.09m x 3.96m)

With a UPVC double glazed window to the side aspect, cupboard housing the boiler and a gas central heating radiator.

Dining Room

17' 4" x 14' 2" (5.28m x 4.32m)

With a UPVC double glazed window to the front aspect, laminate flooring and a UPVC double glazed window to the side aspect.

Kitchen

28' 9" x 13' 9" max (8.76m x 4.19m max)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, range master cooker, extractor fan, integrated fridge freezer, dishwasher, laminate flooring, gas central heating radiator, UPVC door to the front and side glass panels.

Utility Room

13' 3" x 10' 4" plus access (4.04m x 3.15m plus access)

With wall and base units, composite sink and drainer, sky light to rear, composite door to rear, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Landing

With access to loft, two UPVC windows to side and rear and two gas central heating radiators.

Bedroom One

14' 4" x 15' 2" max (4.37m x 4.62m max)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, spot lights to the ceiling, laminate flooring, heated towel rail and a walk in shower cubicle.

Bedroom Two

12' 8" x 14' 8" (3.86m x 4.47m)

With two UPVC double glazed windows to the front and side aspect and a gas central heating radiator.

Bedroom Three

13' 5" x 9' 9" (4.09m x 2.97m)

With a UPVC double glazed window to the side aspect and a gas central heating radiator.

Bedroom Four

13' x 13' 7" (3.96m x 4.14m)

With two UPVC double glazed windows to the side aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, free standing slipper bath, part tiled to walls, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Basement Room One

28' 1" x 12' 4" (8.56m x 3.76m)

With a fuse box and strip lighting.

Basement Room Two

15' 2" x 13' 6" (4.62m x 4.11m)

With a UPVC double glazed window to the side aspect.

Basement Room Three

11' 7" x 12' 3" (3.53m x 3.73m)

With a UPVC double glazed window to the side aspect.

Front Garden

Corner plot leads onto a large driveway providing ample off street parking, integral garage and a stone wall surround.



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Welcome to

Pontefract Road, Knottingley

- ***GUIDE PRICE £370,000 - £380,000***
- Four Bedroom End-Terrace Home
- Ensuite To Master Bedroom
- Downstairs WC
- Three Reception Rooms

Tenure: Freehold EPC Rating: C

£370,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118200 - 0007

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