

# Welcome to

# Pontefract Road, Knottingley

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' ( $4.09m \times 3.96m$ ) 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" ( $5.28m \times 4.32m$ ) 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 (  $4.37m \times 4.62m \max$  ) 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" (  $4.09m \times 2.97m$  ) With a UPVC double glazed window to the side aspect and a gas central heating radiator.

#### **Bedroom Four**

13' x 13' 7" (  $3.96m \times 4.14m$  ) 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

- Four Bedroom End-Terrace Home
- Ensuite To Master Bedroom
- Downstairs WC
- Three Reception Rooms
- Driveway And Integral Garage

Tenure: Freehold EPC Rating: C

# £360,000



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Property Ref:

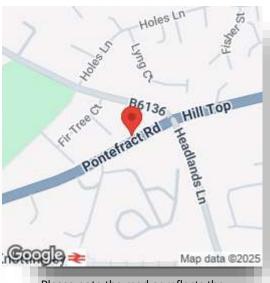
PON118200 - 0010

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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# Lower Ground Floor First Floor



Please note the marker reflects the postcode not the actual property

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