



**Wentcliffe House, Station Road, Ferrybridge Knottingley WF11 8NJ**



**Welcome to**

**Wentcliffe House, Station Road, Ferrybridge Knottingley**

Elegant five bedroom, three-storey period home in Knottingley with original features, high ceilings, spacious rooms, large windows, off-street parking, and a generous rear garden with patio and sheds. Includes kitchen diner, utility, WC, and two bathrooms.



### Entrance Hall

With a timber framed front door, a timber framed rear entrance door, under stairs storage cupboard and a gas central heating radiator.

### Living Room

14' 7" x 16' 4" ( 4.45m x 4.98m )

With a UPVC double glazed window to the front aspect, brick fire place with an open fire and a tiled hearth and a gas central heating radiator.

### Dining Room

14' 2" x 15' 2" ( 4.32m x 4.62m )

With 2 UPVC double glazed window to the front aspect and two gas central heating radiators.

### Kitchen/ Dining Room

16' 8" x 17' 2" ( 5.08m x 5.23m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven, gas hob, extractor fan, circular sink and drainer, space for dishwasher, fire place with an electric fire, tiled flooring, entrance door, and a UPVC double glazed window to the rear aspect.

### Utility Room

6' 9" x 7' 6" ( 2.06m x 2.29m )

With a UPVC double glazed window to the rear aspect, wall mounted space for tumble dryer, boiler, tiled flooring, chrome heated towel rail, low level flush WC, wash hand basin and a UPVC double glazed window to the rear aspect.

### Landing

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

### Bedroom One

14' 3" x 16' 5" ( 4.34m x 5.00m )

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

### Bedroom Four

14' 1" x 14' 3" ( 4.29m x 4.34m )

With two timber framed windows to the rear and a gas central heating radiator.

### Second Floor Landing

With a storage cupboard.

### Bedroom Two

12' 7" x 17' 6" ( 3.84m x 5.33m )

With a timber framed window to the front aspect, built in wardrobes and a gas central heating radiator.

### Bedroom Three

11' 2" x 10' 8" ( 3.40m x 3.25m )

With two timber framed windows to the rear aspect and a gas central heating radiator.

### Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, P shaped bath with shower attached, fully tiled walls and flooring, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

### Bedroom Five

10' 6" x 10' 9" ( 3.20m x 3.28m )

With a timber framed window to the front aspect and a gas central heating radiator.

### Agents Note

We are advised that the title is being updated to sole ownership. These details have been provided by the seller as a guide only and subject to confirmation.

We recommend that you seek guidance with regards to time frames associated with this process to ensure that it will meet your requirements.

### Bathroom

With a timber framed window to the side aspect, not finished.

### Front Garden

With pebbled grounds providing ample off street parking for multiple vehicles.

### Rear Garden

With an extensive rear and side lawned garden with timber fence surround, patio seating area and a timber gate to the front aspect.



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**Welcome to**

**Wentcliffe House Station Road,  
Ferrybridge Knottingley**

- Five Bedroom Semi-Detached Home
- Downstairs WC
- Extensive Gardens To The Rear And Side
- Large Pebbled Driveway For Ample Off Street Parking For Multiple Vehicles

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

**£465,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118123 - 0002

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**william h brown**



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**