



Pollards Fields, Knottingley WF11 8TA

Welcome to

Pollards Fields, Knottingley

Three-bedroom semi in Ferrybridge with no chain, kitchen, spacious living dining room, shower room, garage, driveway, enclosed low-maintenance garden, plus leased solar panels—ideal for buyers seeking convenience, efficiency, and modern family living



Entrance Hall

With a front entrance door, tiled flooring, stair lift, gas central heating radiator and a window to the side aspect.

Lounge/ Diner

16' 8" x 14' 4" (5.08m x 4.37m)

With a double door to the rear, under stairs storage, gas fire with wood and tiled surround, laminate flooring, gas central heating radiator and a window to the rear.

Kitchen

8' 6" x 7' 9" (2.59m x 2.36m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless steel sink and drainer, tiled walls and flooring, integrated gas oven, gas hob, extractor fan, space for washing machine, fridge freezer, boiler and a window to the front aspect.

Landing

With a window to the side, over stairs storage and access to the loft.

Bedroom One

14' 1" x 8' (4.29m x 2.44m)

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

Bedroom Two

10' 5" x 7' 9" (3.17m x 2.36m)

With a window to the rear and a gas central heating radiator.

Bedroom Three

7' 8" x 6' 3" (2.34m x 1.91m)

With a window to the rear and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, electric shower, fully tiled walls, laminate flooring, extractor fan, towel radiator and a window to the front.

Front Garden

With a tarmac driveway to the front and side and brick wall.

Rear Garden

With a lawned area, part paved, concrete fence, timber fence and a garage.



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Welcome to

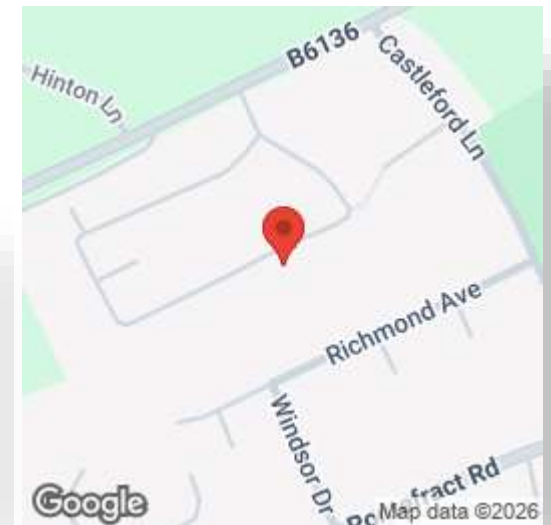
Pollards Fields, Knottingley

- Three Bedroom Semi Detached
- NO CHAIN
- Driveway
- Garage
- Shower Room

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119145 - 0003

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