

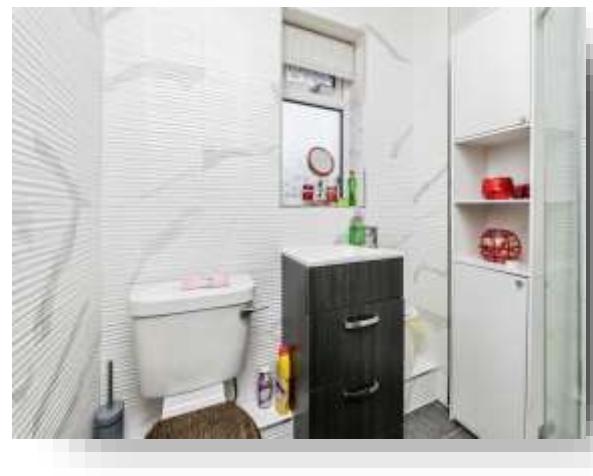
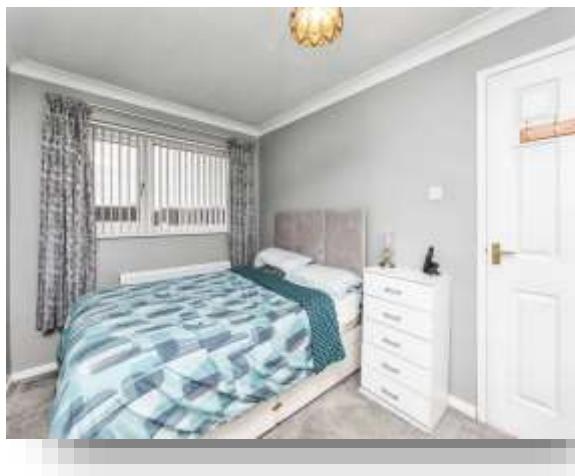


Pollards Fields, Knottingley WF11 8TA

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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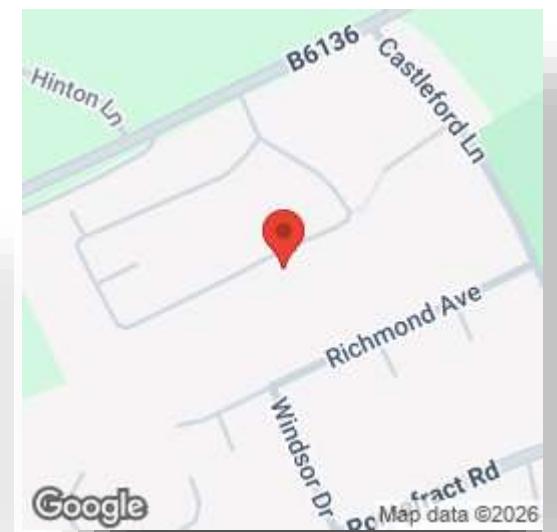
Pollards Fields, Knottingley

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

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£180,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119145 - 0003

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

 **william h brown**



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