

Pollards Fields, Knottingley WF11 8TB



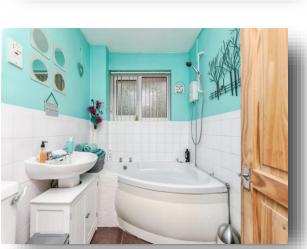
Welcome to

Pollards Fields, Knottingley

GUIDE PRICE £110,000 - £120,000 One bedroom quarter house in Ferrybridge with entrance hall, living room, kitchen, bathroom, and bedroom. Includes low-maintenance garden and garage in separate block. Conveniently located near shops, transport links, and local amenities.













Entrance Hall

With a front entrance door and laminate flooring.

Lounge

11' 8" x 13' 2" (3.56m x 4.01m)

With a UPVC double glazed window to the front aspect, electric fire with surround, staircase to the first floor and laminate flooring.

Kitchen

5' x 13' 2" (1.52m x 4.01m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, gas hob, electric oven, stainless steel sink and drainer, space for washing machine and dishwasher, fridge freezer, extractor hood and a UPVC double glazed window to the front aspect.

Landing

With access to the loft.

Bedroom One

10' x 10' 2" (3.05m x 3.10m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, corner bath with electric shower over, tiled flooring, part tiled walls, gas central heating radiator and a UPVC double glazed window to the front aspect.

Front Garden

A landscaped garden, gravel, paving and fence surround

Garage

In a block, path around the garden for access into garage.





Welcome to

Pollards Fields, Knottingley

- ***GUIDE PRICE £110.000 £120.000***
- One Bedroom Quarter House
- Garage
- Ideal For A First Time Buyer Or Investor
- **Good Transport Links**

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

quide price

£110,000 - £120,000







Stranglands Ln Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118746



Property Ref: PON118746 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these





01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.