



**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.



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## **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

guide price

**£110,000 - £120,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118746 - 0002

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