



Pollards Fields, Knottingley WF11 8TB

welcome to

Pollards Fields, Knottingley

GUIDE PRICE £100,000 - £110,000 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 £100,000 - £110,000***
- One Bedroom Quarter House
- Garage
- Ideal For A First Time Buyer Or Investor
- Good Transport Links

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£100,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118746 - 0003

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