



Pontefract Road, Knottingley, WF11 8RN

£400,000

PRICED TO SELL NOW!!! Impressive detached house on corner plot offering flexible living with up to 4 bedrooms or 3 reception rooms. Modern fittings throughout. Well presented gardens & double garage. **MUST BE VIEWED!!!**



50B Pontefract Road, Knottingley, WF11 8RN

We are delighted to offer for sale this modern detached house located on a corner plot with access to amenities and transport links plus within catchment of 'Good' and 'Outstanding' Primary and secondary schools.

The property is finished to a very high standard and benefits from gas central heating, air conditioning and PVCu double glazing. There is a modern dining kitchen with integrated appliances plus a contemporary bathroom, 2 en suites and WC. Items of note include French doors plus gas fire and surround to lounge dining room, fitted wardrobes and units to bedroom 1 plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge dining room, dining kitchen, bedroom 2 with en suite, further reception/bedroom and WC. There are 2 double bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property is located on a corner plot with well presented gardens with lawns, patio, paths and pergola. There is a double driveway leading to a double garage with remote controlled door, power, lights and rear personnel door.

Tenure - Freehold
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets. Access to store.

Lounge Dining Room 24'2" x 12'7" (7.37m x 3.85m)

A light through room with air conditioning, gas fire and surround, timber flooring and French doors to rear.

Breakfast Kitchen 13'5" x 10'3" (4.10m x 3.13m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops, breakfast bar and tiling. With double oven, hob, hood, fridge freezer, washing machine and dishwasher plus 1.5 sink and mixer tap. Vinyl flooring and blind.

Further Reception Room/Bedroom 4 13'1"(max) x 9'10"(max) (4.01m(max) x 3.01m(max))

With built in storage plus carpets and blinds.

Bedroom 2 11'1" x 10'5" (3.38m x 3.19m)

With air conditioning, carpets and blinds

En Suite 2 10'5" x 4'3" (3.19m x 1.30m)

Having modern white sanitary ware with tiling, floor tiling, recessed spot lights and blind.

WC 4'11" x 3'1" (1.52m x 0.96m)

Having white sanitary ware with tiling and floor tiling.

FIRST FLOOR

Galleried Landing

With fitted carpets.

Bedroom 1 18'0"(max) x 15'5"(max) (5.50m(max) x 4.71m(max))

A light through room with fitted wardrobes and units plus recessed spot lights, carpets and blinds.

En Suite 1 8'0" x 5'7" (2.45m x 1.71m)

Having modern white sanitary ware with tiling, floor tiling and recessed spot lights.

Bedroom 3 18'0"(max) x 12'7"(max) (5.50m(max) x 3.84m(max))

With air conditioning, recessed spot lights, carpets and blinds.

Bathroom 7'11"(max) x 7'3"(max) (2.42m(max) x 2.22m(max))

Having contemporary white sanitary ware with stand alone bath, wall boards, floor tiling, vanity and recessed spot lights.

EXTERNAL

The property is located on a corner plot with well presented gardens with lawns, patio, paths and pergola. There is a double driveway leading to a double garage with remote controlled door, power, lights and rear personnel door.





