

... Your proactive estate agent



Pontefract Road, Knottingley, WF11 0ES

£270,000



****PRIVATE REAR GARDEN**CLOSE TO LOCAL AMENITIES**DRIVEWAY** This property is situated in Knottingley and briefly comprises: hallway, shower room, kitchen, dining room, lounge and sun room. To the first floor are four bedrooms and a house bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.**



GROUND FLOOR ACCOMMODATION

ENTRANCE HALL

1.00 x 2.44 (3'3" x 8'0")

Entry inside property via composite entrance door. Internal doors to shower room and kitchen.



SHOWER ROOM

0.81 x 2.72 (2'7" x 8'11")

Three piece suite comprising: corner shower cubicle with electric shower and sliding glass doors, vanity wash hand basin with chrome mixer tap and low level W.C. Inset spotlighting and vinyl walls.



KITCHEN

5.01 x 2.28 (16'5" x 7'5")

Having a range of wall and base units in grey, wood effect roll top laminated worktops, one and a half bowl stainless steel sink and drainer with chrome mixer tap and white uPVC double glazed windows to front elevation. Integrated appliances include: electric oven, four ring electric hob and chimney style extractor fan. Space and plumbing for washing machine, tumble dryer and fridge freezer. Tiled flooring and door to dining room.



DINING ROOM

3.64 x 3.77 (11'11" x 12'4")

White uPVC double glazed window to rear elevation, central heating radiator, laminate flooring and inset spotlights.



LOUNGE

6.04 x 3.86 (19'9" x 12'7")

White uPVC double glazed windows and French doors to rear elevation, central heating radiator and log burner fire with marble base. Telephone and television points.



BEDROOM ONE

3.06 x 3.91 (10'0" x 12'9")

White uPVC double glazed window to rear elevation, central heating radiator and built in wardrobes.



BEDROOM THREE

2.69 x 3.46 (8'9" x 11'4")

White uPVC double glazed window to rear elevation and central heating radiator.

HALLWAY

4.59 x 2.37 (15'0" x 7'9")

Stairs to first floor accommodation, central heating radiator and door to sun room.

SUN ROOM

2.93 x 3.51 (9'7" x 11'6")

White uPVC double glazed windows to three elevations and entrance door to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

2.70 x 1.98 (8'10" x 6'5")

Stairs down to ground floor accommodation, white uPVC double glazed window to front elevation and doors to:



BEDROOM TWO

3.33 x 3.58 (10'11" x 11'8")

White uPVC double glazed window to rear elevation and central heating radiator.



BEDROOM FOUR

2.19 x 2.32 (7'2" x 7'7")

White uPVC double glazed window to side elevation and central heating radiator.



BATHROOM

3.69 x 1.99 (12'1" x 6'6")

Three piece suite comprising: jacuzzi style bathtub with chrome mixer tap, vanity unit with wash hand basin and low level W.C and a corner shower cubicle with power shower and glass door. Fully tiled walls and flooring, white uPVC double glazed frosted window to front elevation and inset spotlighting.



EXTERIOR

FRONT

To the front of the property is a paved driveway, access to side and rear garden. Entry inside property via composite entrance door.

REAR

The rear of the property is mainly laid to lawn with raised decking area giving space for garden furniture.



HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and

recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

TENURE AND COUNCIL TAX BANDING

Please note: The Tenure and Council Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

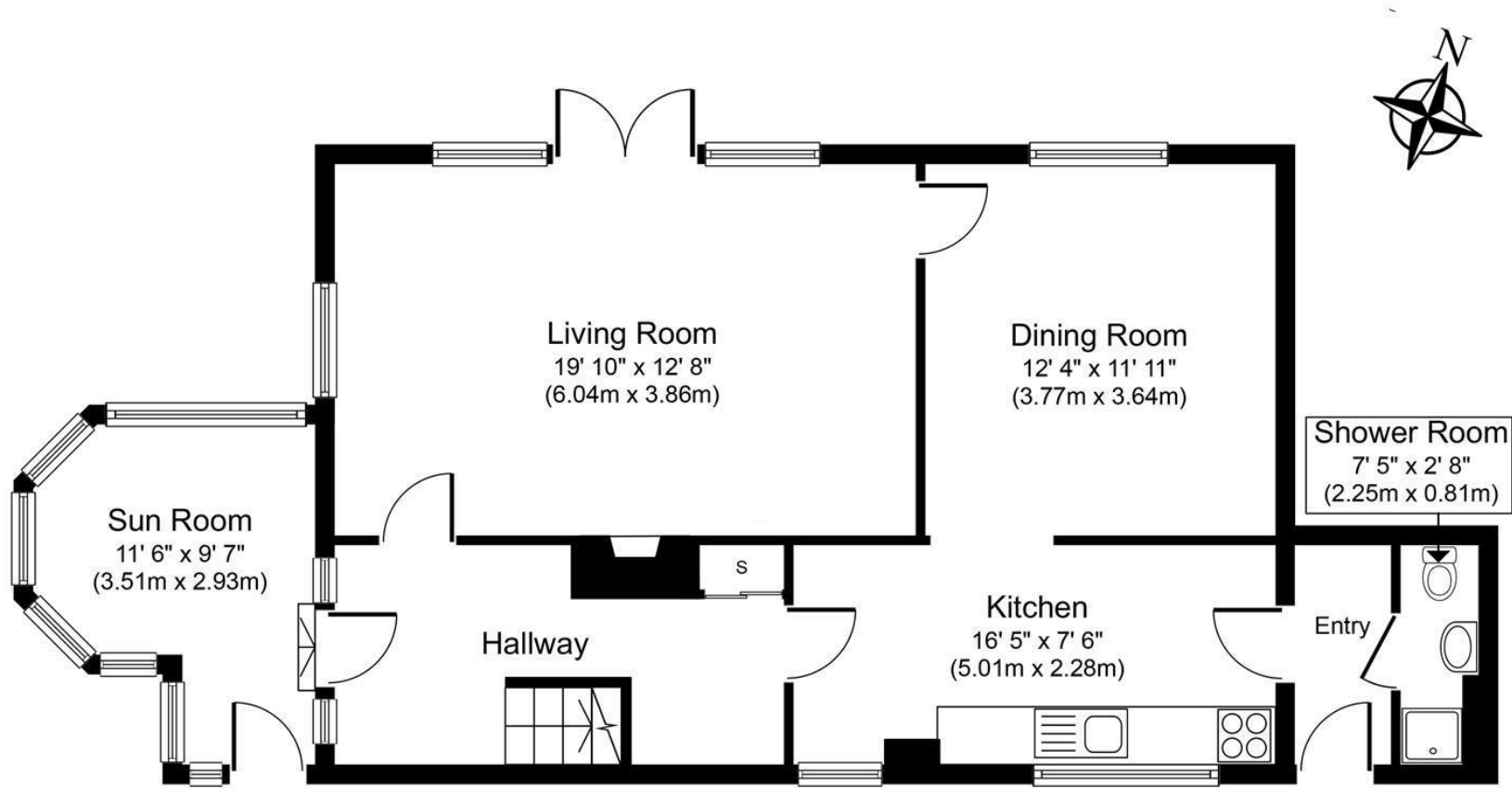
VIEWING'S

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will

be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



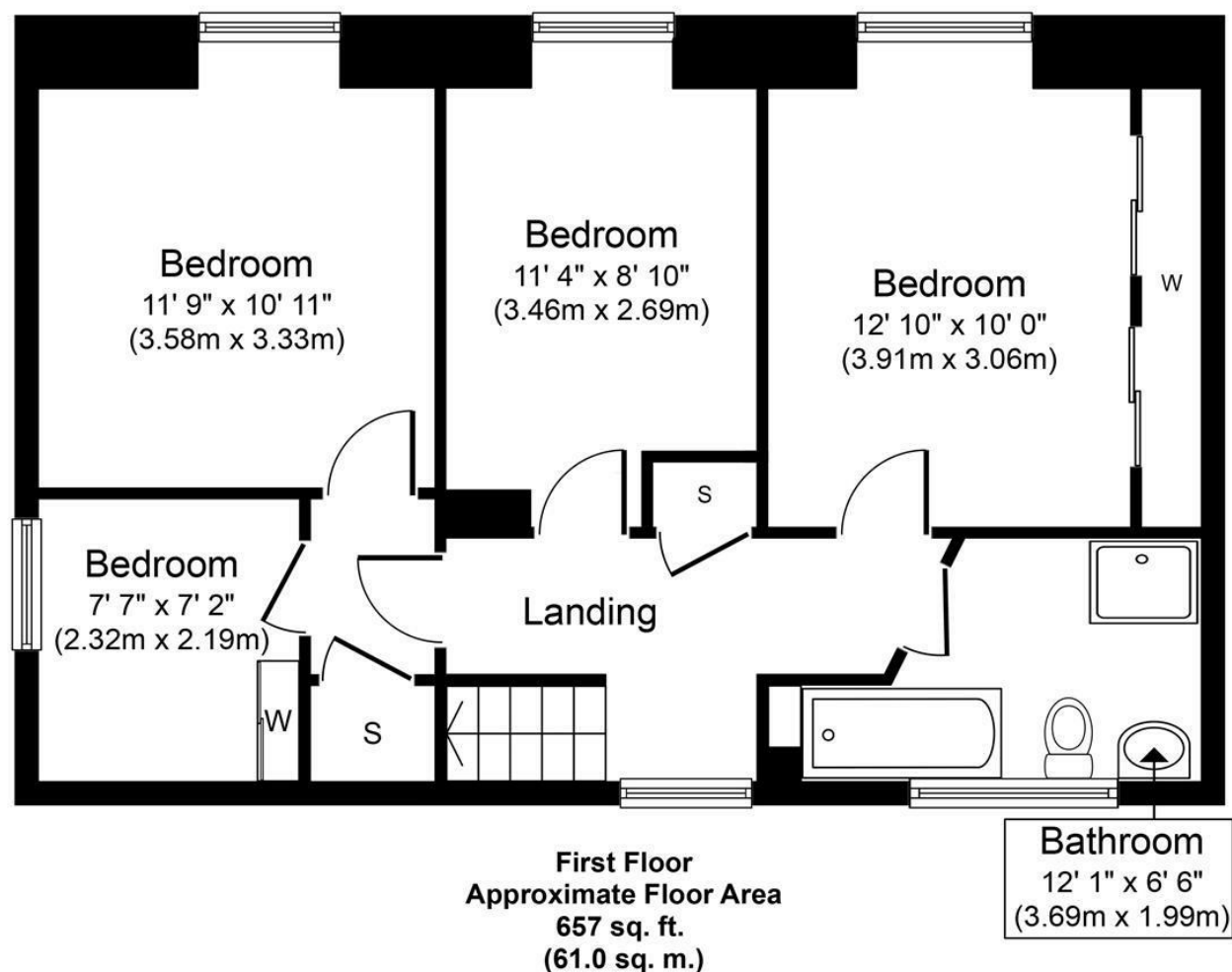


Ground Floor
Approximate Floor Area
804 sq. ft.
(74.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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T 01977 791133
W www.parkrow.co.uk
 18 Cornmarket, Pontefract, West Yorkshire, WF8 1BJ
pontefract@parkrow.co.uk





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales	2020/1/EC	England & Wales	2020/1/EC

