

Park Row



Oakwood Close, Knottingley, WF11 8AE

Offers Over £120,000



****RESIDENTIAL PARK HOME**FULL GAS CENTRAL HEATING**** This park home is situated in Knottingley and briefly comprises: entrance hallway, open plan living dining, kitchen, two bedrooms, family bathroom, dressing room and en-suite to master bedroom. VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.



GROUND FLOOR ACCOMMODATION

Entrance

UPVC entrance door with double glazed frosted panel and decorative leadwork leading into:

Entrance Hallway

Having built-in storage cupboard providing shelved storage space, and doors leading off.

Open Plan Living/Dining Room

21'5" max x 19'4" max (6.54 max x 5.90 max)



Having four uPVC double glazed 'Georgian' style windows to the front and side elevations and decorative electric log effect fire with composite fire surround. Doorway leads through to:



Kitchen

14'6" max x 7'11" max (4.43 max x 2.42 max)



Having base, wall and larder units in a cream wood grain

effect finish with roll top laminated work tops. Tiled splashbacks, four ring gas hob with electric extractor over with built-in downlighters and fan assisted electric oven. Single drainer sink in white with chrome mixer taps over. Built-in breakfast bar, ceiling downlighters and built-in storage cupboard. UPVC double glazed 'Georgian' style window to the rear elevation and uPVC door with frosted glass panels to the top and bottom gives access to the rear.



Bedroom One

10'8" x 9'3" (3.27m x 2.84m)



UPVC double glazed 'Georgian' style window to the rear elevation and door leading to:

Walk- In Wardrobe

5'6" x 4'1" (1.70m x 1.26m)

Further door leads to:

En-Suite

5'6" x 5'0" (1.70m x 1.54m)



Having a white suite comprising: corner shower cubicle with curved sliding glass doors and housing mains shower with chrome fittings with fixed and floating shower heads. Low flush w.c and corner mounted wash hand basin with chrome mixer tap over and storage beneath. Marble effect wet walling to all walls including white wet walling to the ceiling with ceiling downlighters.

Bedroom Two

10'8" x 9'4" (3.27m x 2.87m)



Triple fitted wardrobe in a white wood grain effect finish with matching handles providing hanging and shelved storage space and five overbed storage units. UPVC double glazed frosted 'Georgian' style window to the front elevation and built-in dressing table.

Family Bathroom

6'3" x 5'6" (1.92m x 1.70m)



Having a white suite comprising: panel bath with chrome mixer taps over and integrated shower attachment with wall fitting. Low flush w.c and pedestal wash hand basin with chrome taps over and tiled splashback. UPVC double glazed frosted 'Georgian' style window to the front elevation. Wall mounted electric extractor fan and coving.

EXTERIOR

Front



Fully enclosed with combination of perimeter fence and perimeter wall. Flagged pathway gives access to steps leading to the front door. Outside power point and decorative pebbled area with variety of shrubs.

Side



Laid to lawn with decorative pebbles and flagged pathway gives access to a timber pedestrian access gate giving access to the front.

Right Side

To the right hand side is a further area which is enclosed with perimeter wall and hedging. Flagged patio area and decorative pebbled area.

Rear

Block paved off street parking area, flagged pathway gives access to steps leading to the back door. Outside tap and further enclosed planting area.

MAKING AN 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.

MEASUREMENTS

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 HOURS

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

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Wakefield Council

Tax Banding: A

Please note: The Tenure, Local Authority and 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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Standard

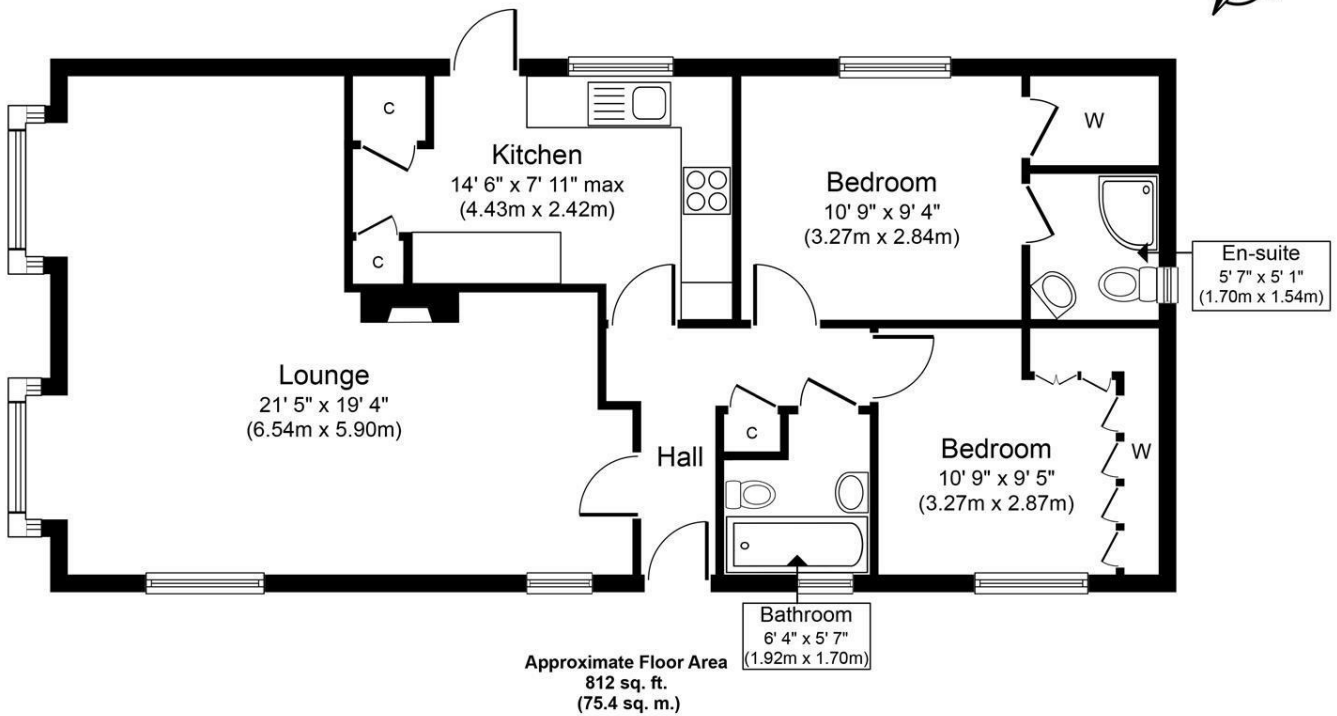
Mobile: 4G

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VIEWINGS

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.



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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