

...Your proactive estate agent



Edlington View, Knottingley, WF11 8LT
Offers Over £180,000



**** THREE STOREY TOWN HOUSE** FAMILY BATHROOM AND EN-SUITE SHOWER ROOM **** Situated in Knottingley this property briefly comprises: entrance hallway, ground floor w,c, living room and breakfast kitchen. To the first floor are three bedrooms and family bathroom. To the second floor is the master bedroom, dressing room and en-suite shower room. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE 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

Steel reinforced entrance door with small double glazed frosted panel leading into:

Entrance Hallway

With laminate wood flooring, staircase giving access to the first floor accommodation, mains powered smoke alarm with battery back-up and doors leading off.

Ground Floor W.C

1.75m x 0.83m (5'8" x 2'8")

Low flush w.c and corner pedestal wash hand basin with chrome taps over.

Breakfast Kitchen

3.12m x 2.48m (10'2" x 8'1")

Having base and wall units in a white high gloss finish with decorative brushed steel handles and block effect roll top laminated work tops with matching upstands. One and a half drainer sink with chrome mixer tap over. Four ring brushed steel gas hob with matching splashback, extractor fan over with built-in downlighters and fan assisted electric oven. Plumbing for automatic washing machine and dishwasher. Built-in bench seat, uPVC double glazed window to the front elevation. Laminate wood flooring.

Living Room

5.02m x 4.56m (16'5" x 14'11")

Laminate wood flooring, good sized understairs storage cupboard, uPVC double glazed window overlooking the rear garden and uPVC double glazed double doors lead out to the rear garden.

FIRST FLOOR ACCOMMODATION

Landing

With timber spindles and balustrade, further staircase giving access to the second floor accommodation. Mains powered smoke alarm with battery back-up. Doors leading off.

Family Bathroom

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

Having a white suite comprising: panel bath with chrome mixer tap over and integrated shower attachment. Pedestal wash hand basin with chrome mixer tap over and low flush w,c, uPVC double glazed frosted window to the rear elevation, Tiled to the half way point around the bath area and splashback tiling to the rear of the sink. Electric shaver point, ceiling mounted electric extractor fan.

Bedroom Two

3.62m x 2.54m (11'10" x 8'3")

uPVC double glazed window to the front elevation.

Bedroom Three

4.53m x 2.54m (14'10" x 8'3")

uPVC double glazed window overlooking the rear garden. Television Point.

Bedroom Four

2.65m x 1.92m (8'8" x 6'3")

uPVC double glazed window to the front elevation.

SECOND FLOOR ACCOMMODATION

Landing

With mains powered smoke alarm with battery back-up and door leading into:

Master Bedroom

4.90m x 4.54m (16'0" x 14'10")

Built-in wardrobes in a beech effect finish providing double hanging and hanging storage space. uPVC double glazed window to the front, access to the loft, television point and telephone point. Archway leading to:

Dressing Room

2.77m x 1.88m (9'1" x 6'2")

Further fitted wardrobes in a beech effect finish providing double hanging and hanging space. Timber velux style window to the rear elevation. Door leads to:

En-Suite Bathroom

1.89m x 1.69m (6'2" x 5'6")

Having a white suite comprising: corner shower cubicle, tiled to ceiling height with mains shower and chrome fittings with floating shower head. Pedestal wash hand basin with chrome mixer tap over and tiled splashback, low flush w.c. Timber velux style window to the rear elevation and ceiling mounted electric extractor fan.

EXTERIOR

Front

Tarmac driveway providing off street parking and leads to a single garage with up and over door. Small lawned area, flagged pathway gives access to the front door with storm porch over and courtesy lamp.

Rear

Fully enclosed with perimeter fence, flagged patio area lawned area and raised decking area. Access to pedestrian door to the rear of the garage and outside power point.

AGENTS NOTE

Please note all photographs are from historic stock.

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

Tax Banding: C

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: Ultrafast

Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage 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.

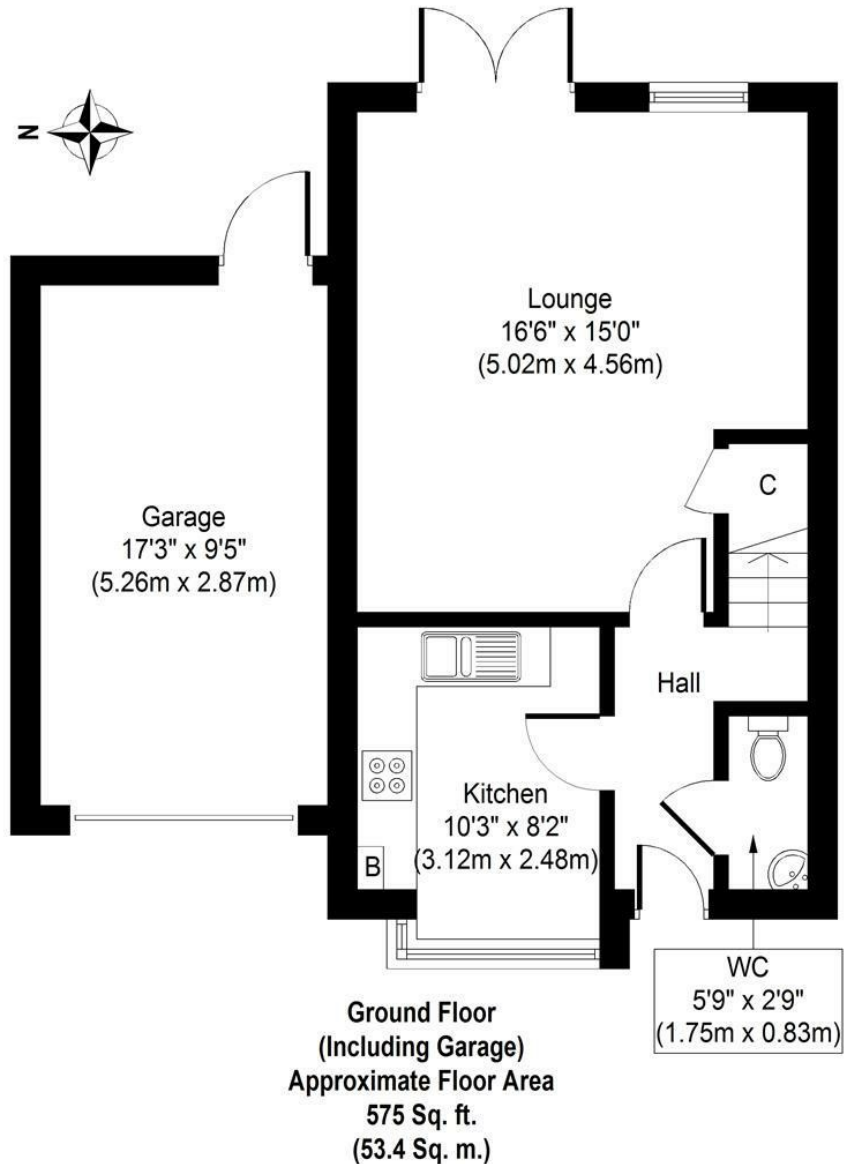
VIEWINGS.

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. 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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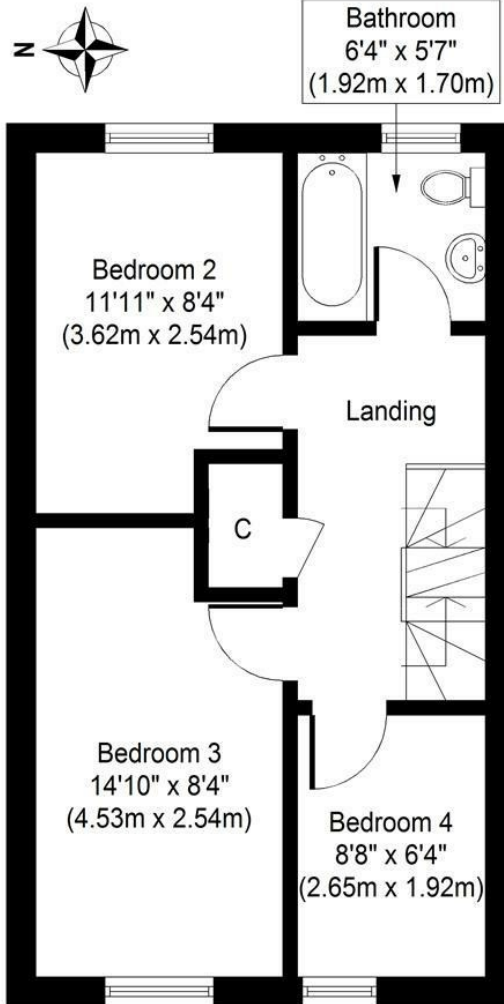
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First Floor
Approximate Floor Area
409 Sq. ft.
(38.0 Sq. m.)

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