

Park Row



Maple Walk, Knottingley, WF11 0PU

Offers In Excess Of £110,000



BRAND NEW FITTED KITCHEN** BRAND NEW BATHROOM**NO UPWARD CHAIN. This semi detached house is situated in Knottingley and briefly comprises: entrance hallway, ground floor w.c, living room and dining kitchen. To the first floor are four bedrooms and family bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF PROPERTY ON OFFER. RING 7 DAYS A WEEK TO ARRANGE 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 to the top half leading into:

Entrance Hallway

8'11" x 5'9" (2.73m x 1.77m)

Stairs giving access to the first floor accommodation, smoke alarm, central heating radiator and doors leading off.

Ground Floor Cloaks

5'11" x 2'11" (1.82m x 0.89m)



Having a brand new white suite comprising: close coupled w.c and pedestal wash hand basin with chrome mixer tap over and tiled splashback.

Living Room

20'9" x 10'9" (6.33m x 3.29m)



Having two central heating radiators and uPVC double glazed windows to the front and rear elevations. Door leading to:

Breakfast Kitchen

14'7"ax x 12'1"ax (4.46max x 3.69max)



(The kitchen can also be accessed via the initial entrance hallway)

Brand new fitted kitchen in a grey high gloss finish with timber effect roll top laminated work tops with matching upstands. Single drainer sink with chrome mixer tap over. Space and gas/electric supply for freestanding cooker. Handy understairs storage cupboard. uPVC double glazed window to the rear elevation, uPVC door with two double glazed frosted panels gives access to the rear garden. Central heating radiator.





FIRST FLOOR ACCOMMODATION

Landing

With access to the loft, smoke alarm and doors leading off.

Bedroom One

11'11" x 10'10" (3.65m x 3.32m)



Central heating radiator, uPVC double glazed window to the front elevation overlooking the green. Walk-in Storage cupboard.

Bedroom Two

11'2" x 9'2" (3.42m x 2.80m)



uPVC double glazed window to the front elevation, central heating radiator and uPVC double glazed window to the front elevation over looking the green. Built-in storage cupboard over the stairs.

Bedroom Three

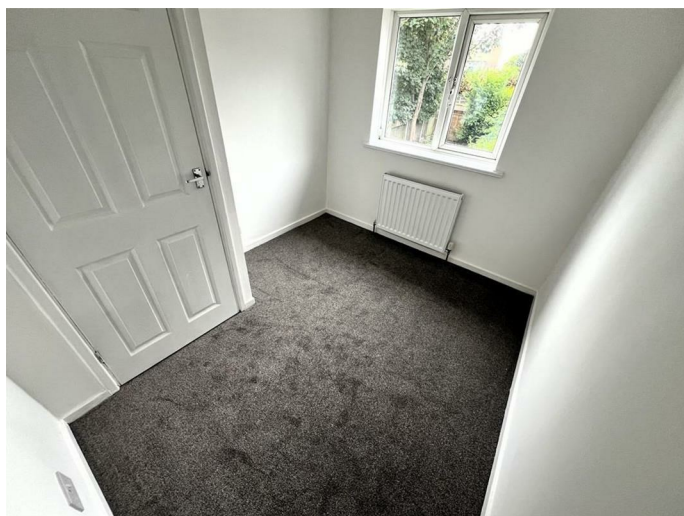
9'1"ax x 8'0"ax (2.79max x 2.46max)



uPVC double glazed window overlooking the rear garden and central heating radiator.

Bedroom Four

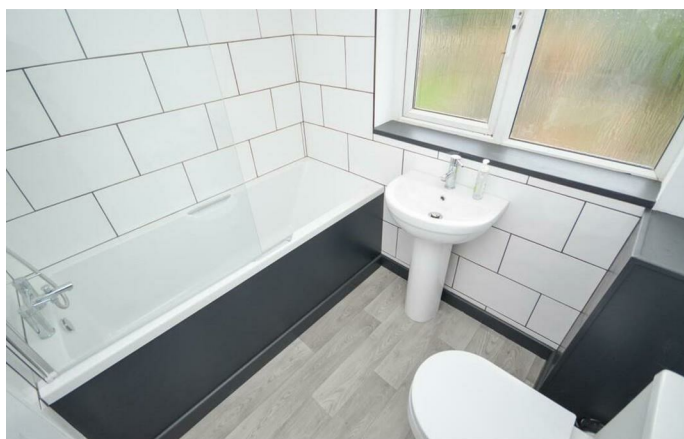
8'5" x 8'0" (2.59m x 2.44m)



Central heating radiator, uPVC double glazed window to the rear elevation.

Family Bathroom

6'9" x 5'4" (2.07m x 1.65m)



Having a white suite comprising: bath with chrome mixer taps over and integrated shower attachment with wall fittings and glass shower screen. Pedestal wash hand basin with chrome mixer tap over and close coupled w.c. uPVC double glazed window to the rear elevation. Tiled to ceiling height around the bath area and to the half way point to the rear of the sink. Central heating radiator.

EXTERIOR

Front



Laid to lawn with a block paved pathway giving access to the front door.

Rear



Fully enclosed with perimeter fence, concrete hardstanding area, pedestrian access gate giving access to the side, hedging and mature tree. Laid to lawn with brick built outhouse.

HEATING AND 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 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: ultrafast

Mobile: 4G

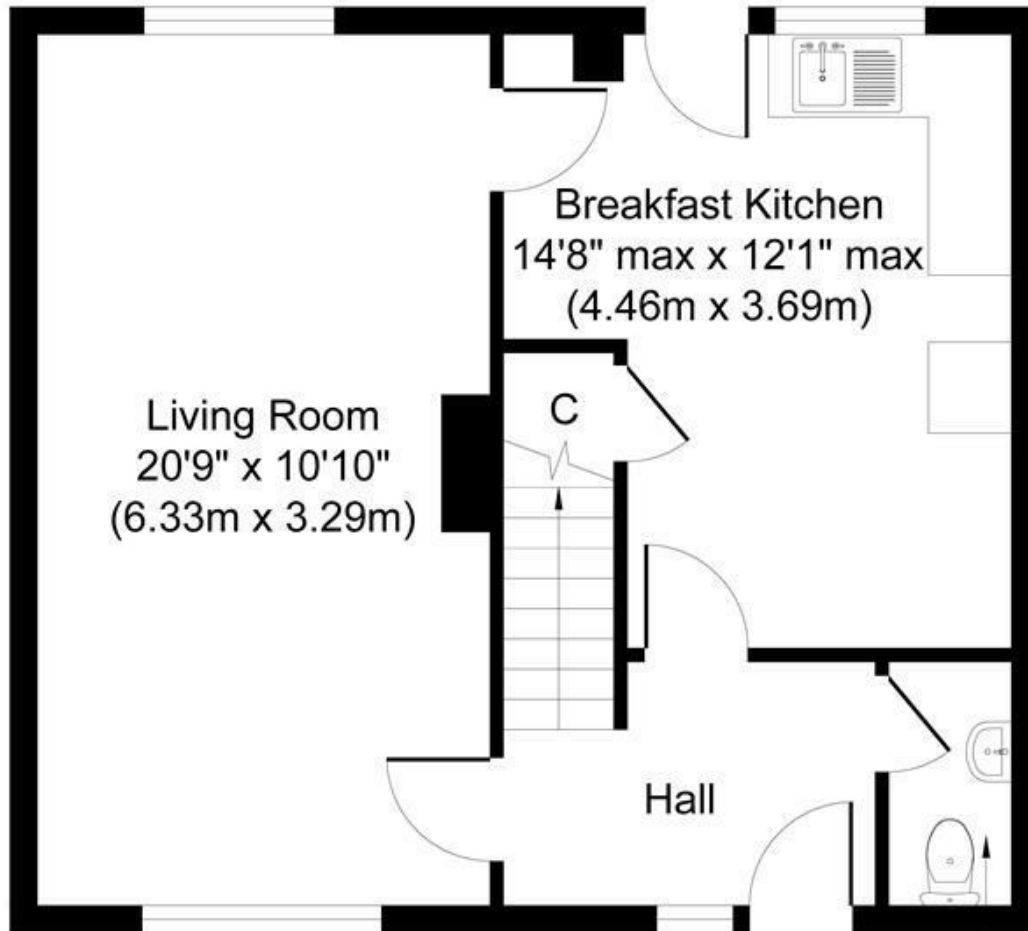
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained

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.

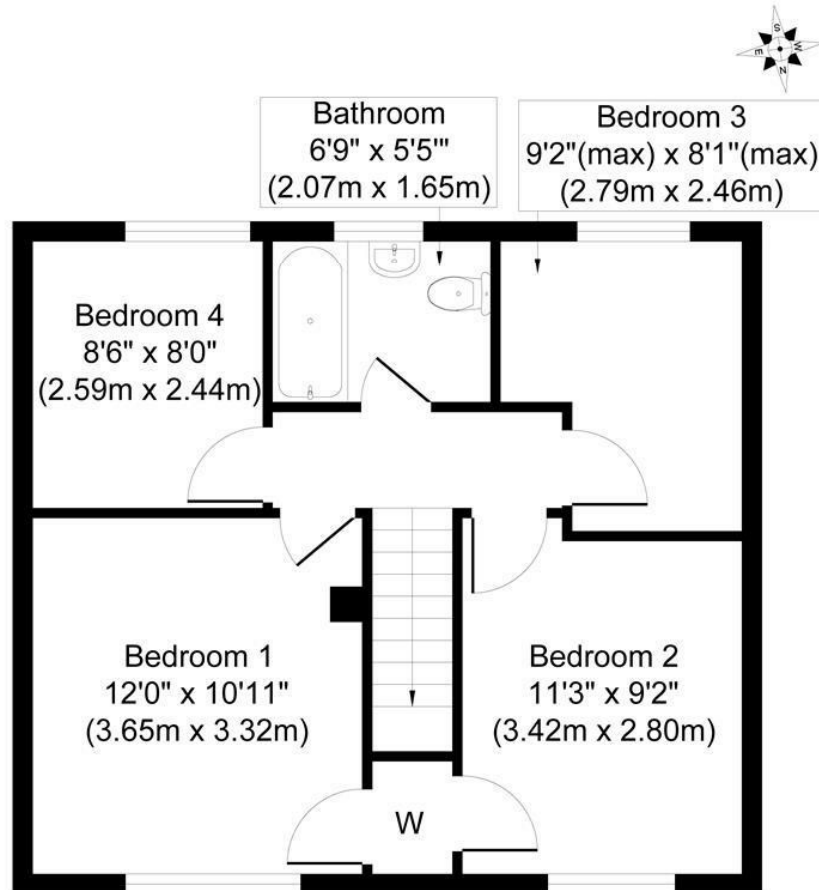
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area 482 sq. ft
(44.81 sq. m)

WC
6'0" x 2'11"
(1.82m x 0.89m)

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.
Copyright V360 Ltd 2024 | www.houseviz.com



Ground Floor
Approximate Floor Area
482 sq. ft
(44.81 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.
Copyright V360 Ltd 2024 | www.houseviz.com

T 01977 791133
W www.parkrow.co.uk

18 Cornmarket, Pontefract, West Yorkshire, WF8 1BJ
pontefract@parkrow.co.uk

