

Park Row



Weeland Road, Knottingley, WF11 8BG

Offers In Excess Of £180,000



**** EXTENDED SEMI DETACHED HOUSE ** MODERN DINING KITCHEN ** EN-SUITE TO MASTER ** CLOSE TO LOCAL AMENITIES **** This property is situated in Knottingley and briefly comprises: Entrance Hallway, Living Room and Dining Kitchen to the ground floor. To the first floor are three bedrooms, En-Suite to master and Family Bathroom. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND STYLE OF THE PROPERTY ON OFFER. 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

Composite entrance door with two double glazed frosted panels and matching skylight above lead into:

Entrance Hallway

13'2" max x 6'0" max (4.03 max x 1.83 max)

Having return staircase giving access to the first floor accommodation with timber spindles and balustrade, central heating radiator, laminate wood flooring and uPVC double glazed window to the front elevation. Dado rail, picture railing and doors leading off.

Living Room

24'3"ax x 9'11" max (7.41max x 3.03 max)



Cast iron multi- fuel burner with timber mantle over on a raised hearth, laminate wood flooring, television point and central heating radiator. Picture railing, uPVC double glazed window to the front elevation and uPVC double glazed double doors give access to the rear.



Kitchen Diner

17'8" max x 13'0" max (5.41 max x 3.98 max)



Base and wall units in a cream wood grain finish with brushed steel handles. Square edged block effect laminated work tops with matching upstands and built-in breakfast bar.



Four ring electric 'Bosch' hob with glass splashback and electric extractor over with built-in downlighters and fan assisted electric 'Bosch' oven. Plumbing for automatic washing machine, integrated fridge, freezer and slimline dishwasher. Black single drainer sink with chrome mixer taps over.



UPVC double glazed window to the rear elevation, uPVC double glazed door giving access to the rear garden. Coving, brushed steel ceiling downlighters. Handy understairs storage cupboard, central heating radiator.

FIRST FLOOR ACCOMMODATION

Landing

Access to the loft, coving, built-in storage cupboard housing the 'Worcester Bosch' boiler and further built-in storage cupboard with window to the front elevation. UPVC double glazed window to the half landing, smoke alarm and doors leading off.

Bedroom One

17'11" max x 13'2" max (5.47m max x 4.02m max)



Having central heating radiator, coving, uPVC double glazed window overlooking the rear garden. Door leading to:



En-Suite Shower Room

7'3" x 3'11" (2.23m x 1.20m)



Having a white suite comprising: walk-in shower cubicle with sliding door and chrome handle housing a mains shower with fixed and floating shower head in chrome, wet walled to ceiling height. Vanity wash hand basin with chrome mixer tap over and white high gloss storage cupboard beneath with chrome handles. Close coupled w.c, central heating radiator, chrome ceiling downlighters and ceiling mounted chrome electric extractor fan and uPVC double glazed frosted window to the rear elevation.

Bedroom Two

10'4" x 9'10" (3.15m x 3.00m)



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

Bedroom Three

9'11" x 6'0" (3.03m x 1.84m)



Having laminate wood flooring, central heating radiator, uPVC double glazed window to the front and picture railing.

Family Bathroom

7'1" x 6'8" (2.17m x 2.04m)



Having a bath with chrome taps over and 'Triton' electric shower above with glass shower screen. Pedestal wash hand basin with chrome taps over and close coupled w.c, single central heating radiator. Ceiling mounted electric extractor fan and uPVC double glazed frosted window to the side elevation. Tiled to ceiling height to all walls.

EXTERIOR

Front

Dwarf brick wall with decorative iron work above, twin wrought iron vehicular gates giving access to a block paved driveway providing off street parking for multiple vehicles. Driveway leads down the side of the property where there is further off street parking with block paving and leads to a detached brick built garage with up and over door. Pedestrian access gate gives access to the rear.

Rear



Fully enclosed with perimeter fence with flagged patio area, lawned area and recently built timber pagola and decked

raised seating area. Pedestrian door leads to the garage. Timber shed to the rear of the garage. PIR operated security flood light and outside tap.

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: B

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

Heating: MAINS

Sewerage: MAINS

Water: MAINS

Broadband: ULTRAFast

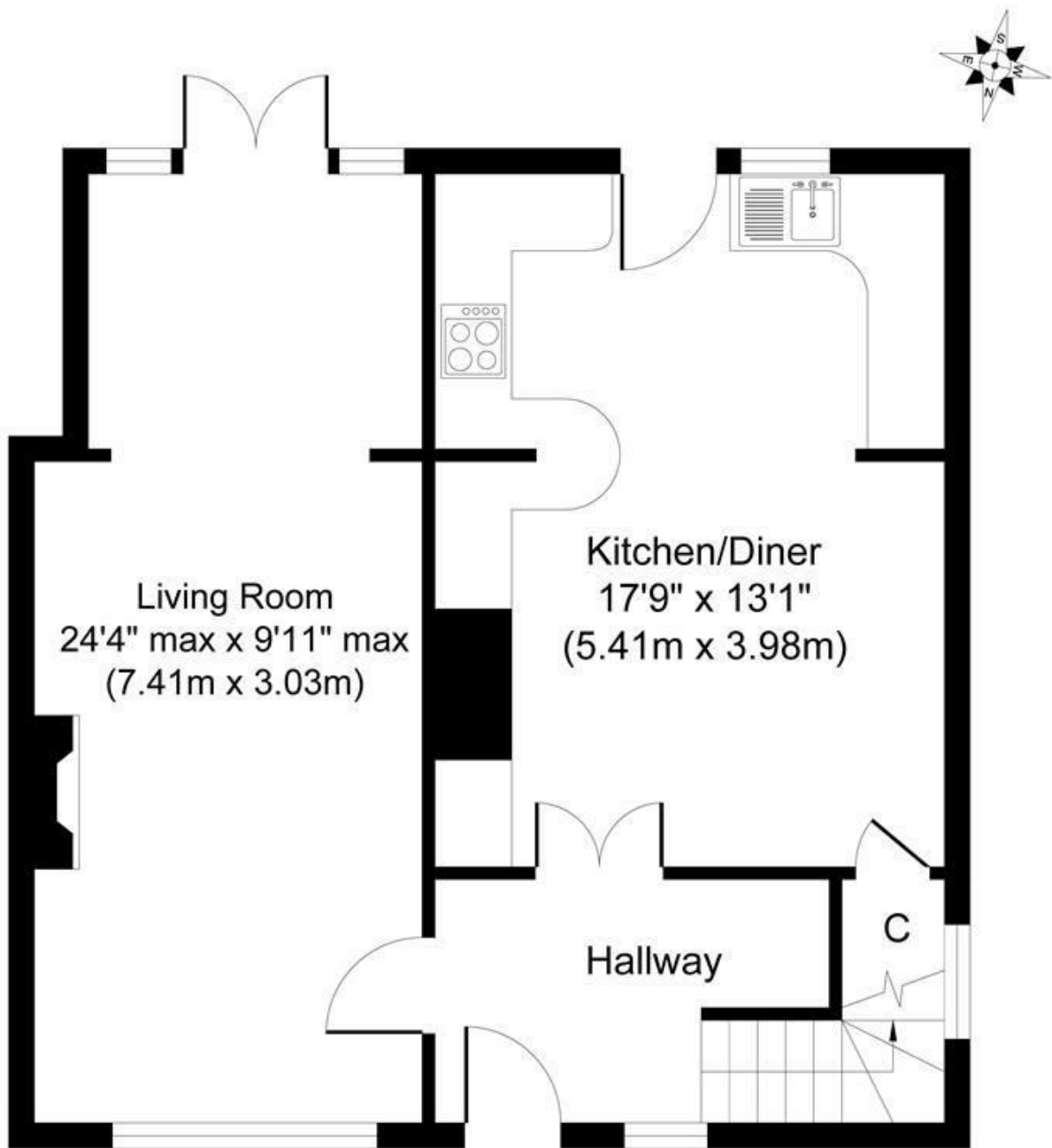
Mobile: 4G

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.

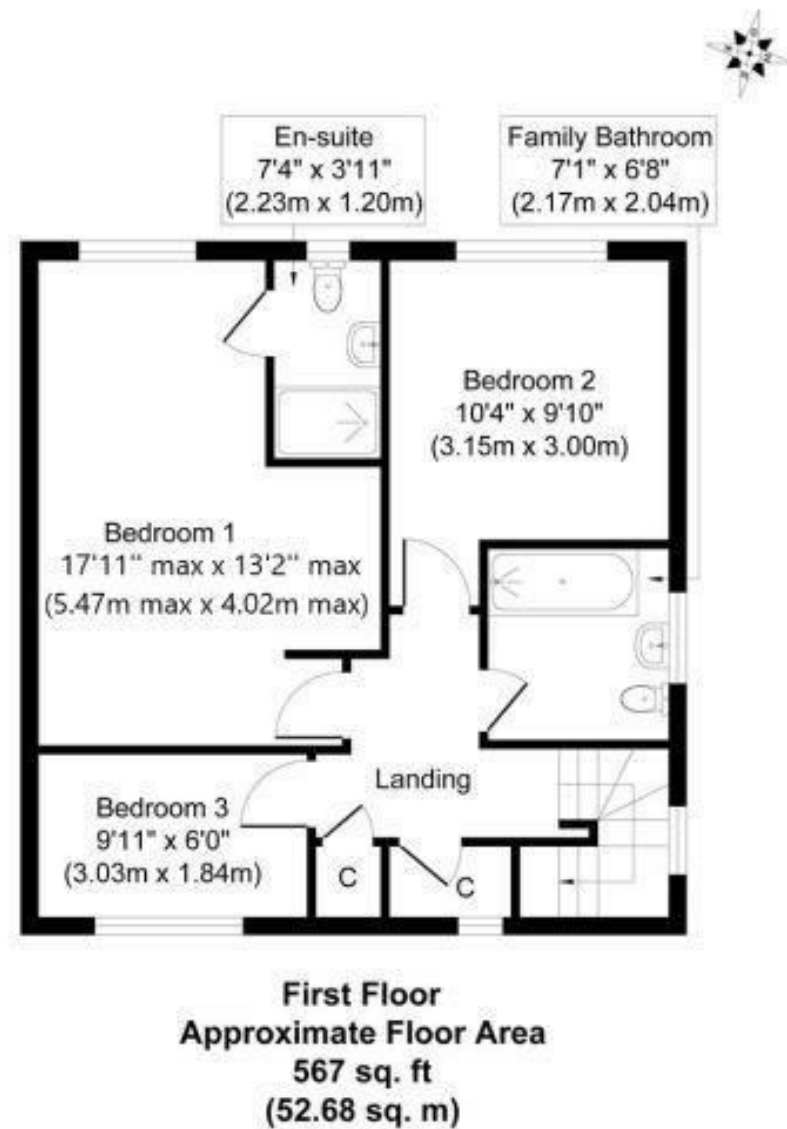
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
557 sq. ft
(51.73 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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