

...Your proactive estate agent



**Malvern Road, Knottingley, WF11 8EQ**  
**Offers Over £210,000**

**Park Row**



Positioned on a generous corner garden plot, this attractive three-bedroom semi-detached home offers excellent curb appeal and practical family living in a highly sought-after area on the edge of Knottingley town centre. With a private driveway and separate garage, this home provides ample off-street parking and storage.

The property is ideally situated within easy reach of local shops, reputable schools, and major motorway networks, making it perfect for commuters and families alike. Internally, the home is neutrally decorated throughout, creating a bright and welcoming feel that's ready to move into or personalise.

Comprising a comfortable lounge, well-appointed kitchen, and three good-sized bedrooms, the layout is both functional and inviting. Outside, the corner garden offers a pleasant outdoor space with potential for landscaping or extension (subject to planning).

With its prime location and well-maintained interiors, this property represents an excellent opportunity for a range of buyers. Early viewing is highly recommended to fully appreciate what's on offer.



## GROUND FLOOR ACCOMMODATION

### Entrance hallway

With a UPVC front entrance door, storage space under stairs and two UPVC double glazed window to the front and side aspects.

### Lounge

With a UPVC double glazed window to the front aspect, fire place and surround, a gas central heating radiator.

### Kitchen

The fitted kitchen consisting of wall and base units with work surfaces over, oven, electric hob, sink and drainer, tiled splash back, extractor fan, space for washing machine, pantry, two cupboards housing boiler, French doors to the rear garden and a UPVC double glazed window to the rear aspect.

### Bedroom one

With a UPVC double glazed window to the front aspect, fitted wardrobes over the bed and a gas central heating radiator.

### Bedroom two

With a UPVC double glazed window to the rear aspect, fitted wardrobes with sliding doors and a gas central heating radiator.

### Bedroom three

With a UPVC double glazed window to the front aspect and a gas central heating radiator. Built in bed.

### Bathroom

Bathroom consisting of a low level flush WC, wash hand basin, bath with shower over, extractor fan and a UPVC double glazed window to the rear aspect.

### Externally

With a driveway, garage and lawn.

## 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

## 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.

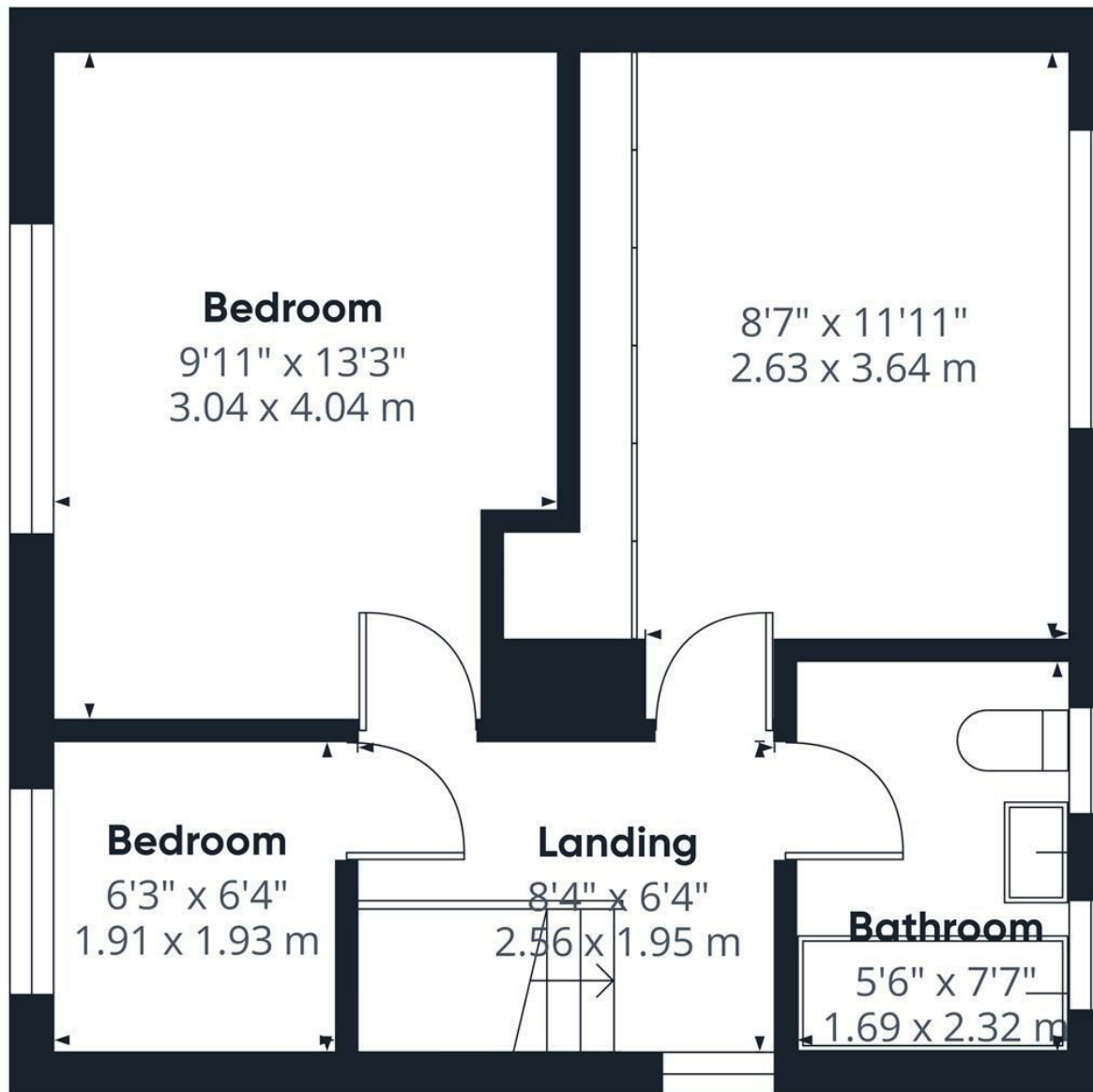


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**Park Row**



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
370 ft<sup>2</sup>  
34.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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