

... Your proactive estate agent



**Springfields, Knottingley, WF11 8BH**  
**Offers Over £175,000**

**Park Row**



Inside, the home boasts generous living spaces and a variety of flexible work and storage areas, including multiple garage rooms. It features gas central heating and double glazing for year-round comfort.

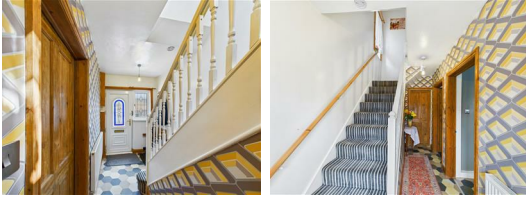


## GROUND FLOOR ACCOMMODATION

### Entrance Hall

**1.83 x 4.31 (6'0" x 14'1")**

UPVC double glazed window and door to the front, gas central heated radiator. Storage staircase that leads to the first floor. Access to the kitchen lounge and storeroom.



### Kitchen

**4.48 x 2.90 (14'8" x 9'6")**

UPVC window to the front elevation. A range of wall and base kitchen units with display cabinets laminate works surfaces to match. A freestanding gas cooker with extractor hood over. There are spaces for a fridge freezer dishwasher washing machine and tumble dryer. Integrated wine fridge. Sink drainer and mixer tap breakfast bar and a gas central heated radiator.



### Utility Room

**1.81 x 2.34 (5'11" x 7'8")**

UPVC double glazed window to the rear elevation. Wall cupboard. Under stairs storage. Gas central heated radiator. Access to the garage.



### Living Room

**4.42 x 3.79 (14'6" x 12'5")**

UPVC double glaze patio doors to the rear garden with glazed side panels. A fireplace with gas fire and surround.



### Landing

**1.46 x 2.58 (4'9" x 8'5")**

Access to three good size bedrooms the family bathroom, storage cupboard and loft. UPVC double glazed window to the side elevation.

### Bedroom One

**2.76 x 2.44 (9'0" x 8'0")**

UPVC double glazed window to the front elevation, gas central heated radiator.



### Bedroom Two

**3.90 x 2.87 (12'9" x 9'4")**

UPVC double glazed window to the rear elevation. Gas central heated radiator.



### Main Bedroom

**3.52 x 3.78 (11'6" x 12'4")**

UPVC double glazed window to the rear elevation, gas central heated radiator.





## Bathroom

**2.35 x 1.86 (7'8" x 6'1")**

UPVC double glazed windows to the front elevation. A walk-in shower cubicle with a glass partition shower screen. A main speed shower with waterfall attachment. Sink with a mixer tap and vanity unit below. A toilet with a low-level flush. Chrome heater towel radiator. Spotlights to the ceiling. Extractor fan. Fully tiled walls and flooring to match.

## Garage

With up and over access door. Power and lights in a rear door that leads to the garden.

## Workshop

Light and power.

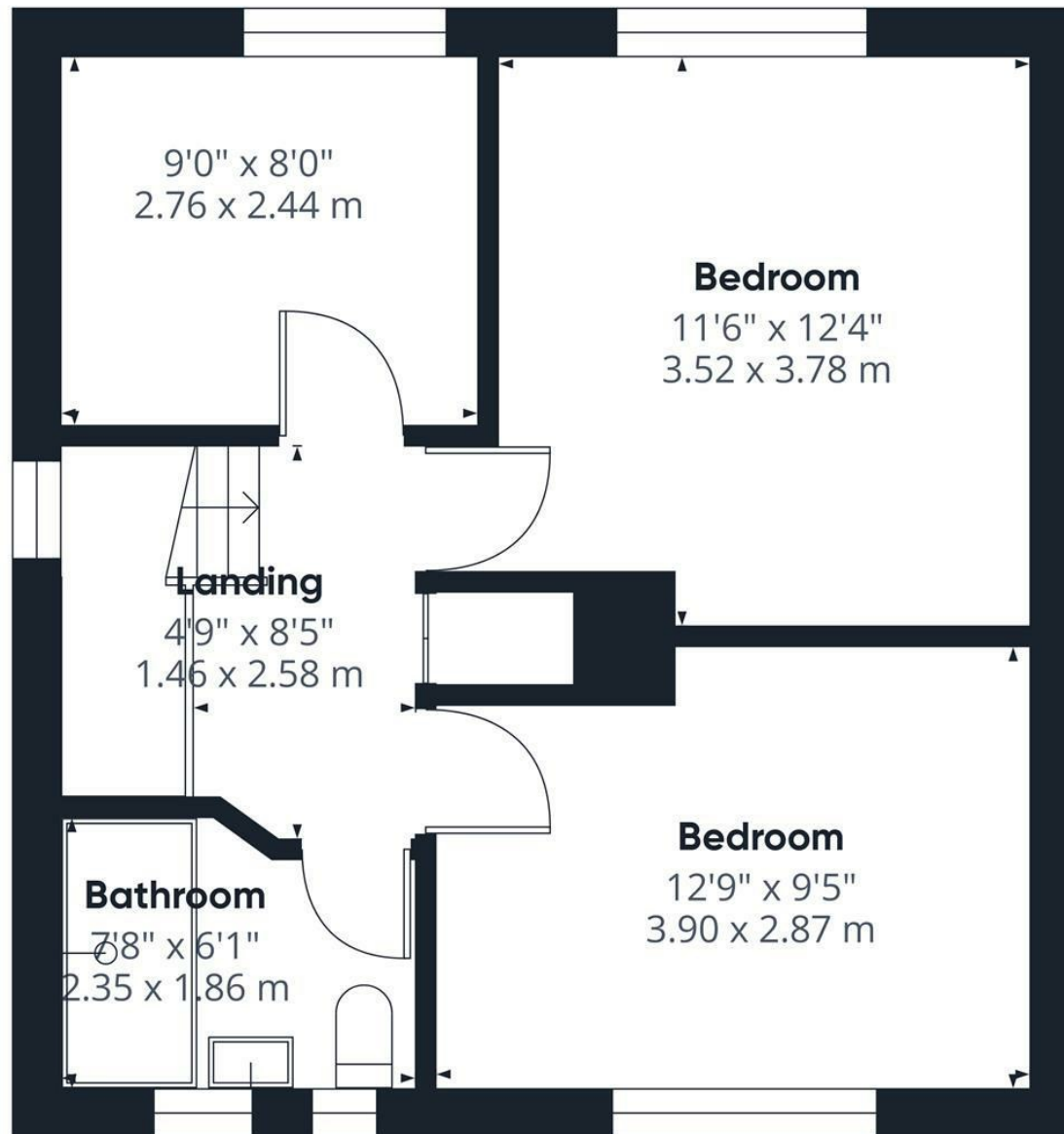


## Garden Shed

## Rear Garden

With a workshop and garden shed lawned garden, decking and patio areas.





Floor 1

Approximate total area<sup>(1)</sup>  
415 ft<sup>2</sup>  
38.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

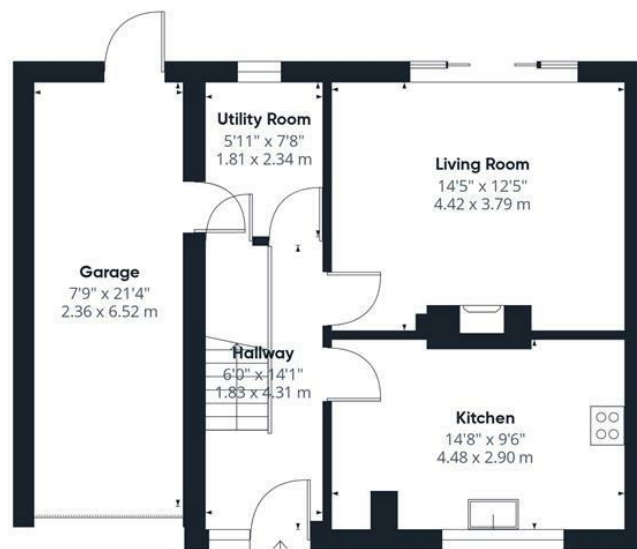
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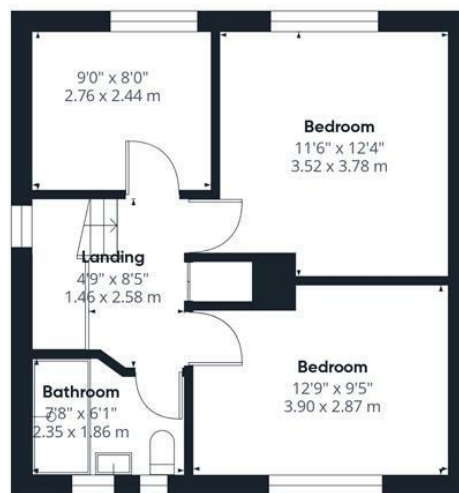
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1027 ft<sup>2</sup>  
95.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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