

... Your proactive estate agent

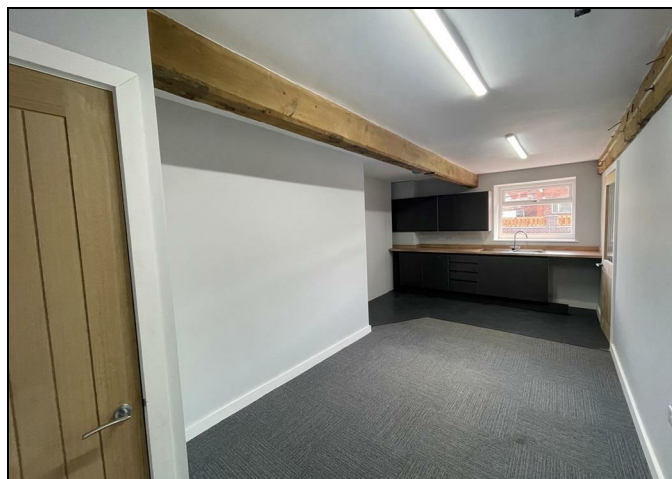


**Lock Hill, Knottingley, WF11 8NE**  
**Offers In Excess Of £140,000**

**Park Row**



RECEPTION AREA \*\*KITCHEN\*\*THREE OFFICE SPACES\*\*CARPARK. This recently renovated building situated in Knottingley and briefly comprises: reception area, kitchen and storage area . To the first floor are three offices and bathroom. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE SIZE AND STYLE OF THIS PROPERTY. RING US 7 DAYS A WEEK TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'





## ENTRANCE

Having a composite grey uPVC door leading to :



## RECEPTION AREA

**2.53 x 6.28 (8'3" x 20'7")**

Reception area which is partially carpeted and partial anti - slip floor. Central heating radiators and exposed wood beams. Doors leading to:



## KITCHEN

**3.48 x 6.28 (11'5" x 20'7")**

Having an anti - slip floor, wall and base units in a high gloss grey finish. Stainless steel single drainer sink with chrome mixer taps over. Central heating radiator and under stairs storage.



## FIRST FLOOR ACCOMMODATION

### OFFICE ONE

**2.99 x 4.30 (9'9" x 14'1")**

uPVC double glazed window looking out to the front of the property, central heating radiator and carpeted throughout with oak door and telephone and internet points.



## OFFICE TWO

Two uPVC double glazed windows to the front and side of the property. Central heating radiator and carpeted throughout. Oak door and telephone and internet points.



## OFFICE THREE

**2.20 x 1.90 (7'2" x 6'2")**

uPVC double glazed window looking out to the rear of the property, central heating radiator and carpeted throughout with oak door and telephone and internet points.



## BATHROOM

**2.20 x 1.96 (7'2" x 6'5")**

Having anti-slip flooring, close coupled toilet and sink, frosted white uPVC window to the rear of the property, oak door and exposed beams.



## FRONT

The front of the property has a Tarmac parking area, enclosed by perimeter wall and fence.

## 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

PONTEFRAC - 01977 791133

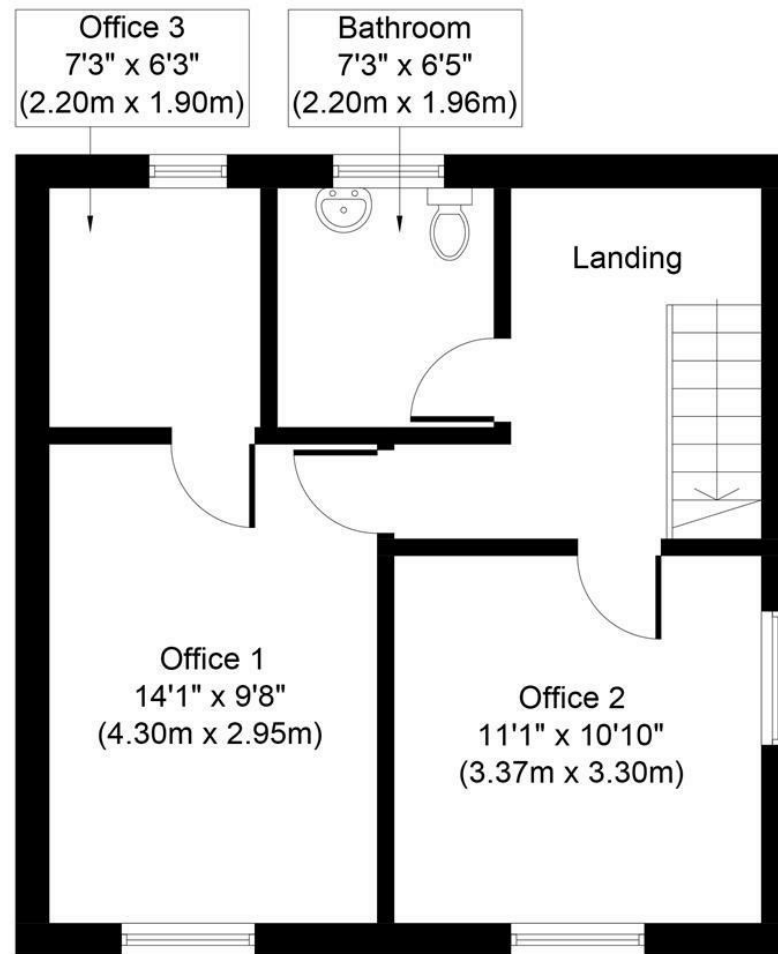
KIPPAX - 0113 8160111

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.



**First Floor**  
**Approximate Floor Area**  
**454 Sq. ft.**  
**(42.2 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. 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.

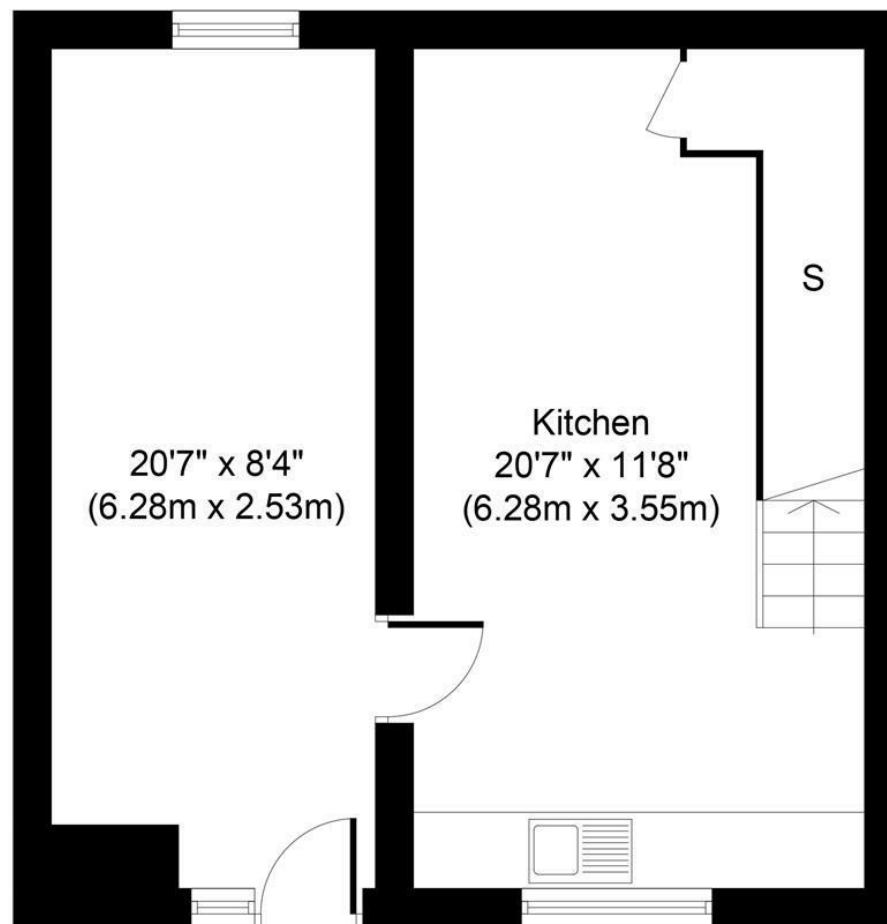
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**Ground Floor**  
**Approximate Floor Area**  
**454 Sq. ft.**  
**(42.2 Sq. m.)**

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