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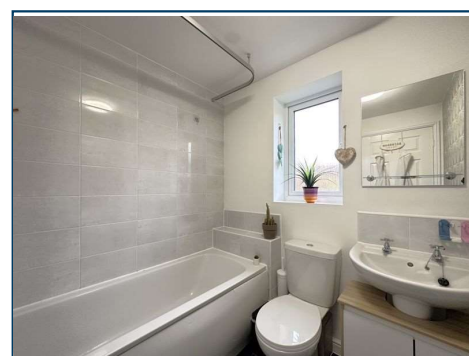
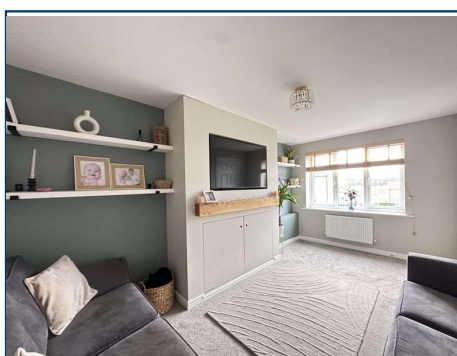
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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2 Alamo House, Pontefract, West Yorkshire WF8 1BN
 t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Conformation of these draft property particulars is currently awaited from the vendor. therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

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Plowes Way, Knottingley, WF11 0BD Three Bedroom Semi-Detached, **£200,000**

**Beautifully Presented Throughout : Modern Dining Kitchen : Downstairs W/C
: Good Sized Bedrooms : Modern Bathroom with Shower
: Landscaped Garden with Patio and Decking Area : Triple Driveway and
Garage : Close to Local Amenities and Public Transport
: Viewing A Must to Fully Appreciate**

PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom semi-detached property situated within a popular residential area of Knottingley.

Beautifully presented throughout, this family home is located close to a full range of local amenities found within Knottingley, Pontefract and Junction 32 Outlet Village which all have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Pontefract Park with its 1300 acres of parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The property briefly comprises; to the ground floor, entrance hallway, good sized lounge, open plan modern dining kitchen and downstairs W/C. To the first floor; expansive master bedroom, second double bedroom, good sized single bedroom and a modern house bathroom.

The property benefits from having a good sized landscaped garden to the rear which includes a sunny positioned patio and decking area that are ideal for outside entertaining. Multiple off street parking is also provided by means of a triple driveway and garage. A viewing is highly recommended to appreciate the accommodation this property has to offer. Freehold: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

Services: Mains water, electricity, gas.

Local Authority: Wakefield Metropolitan District Council - 0345 8506 506

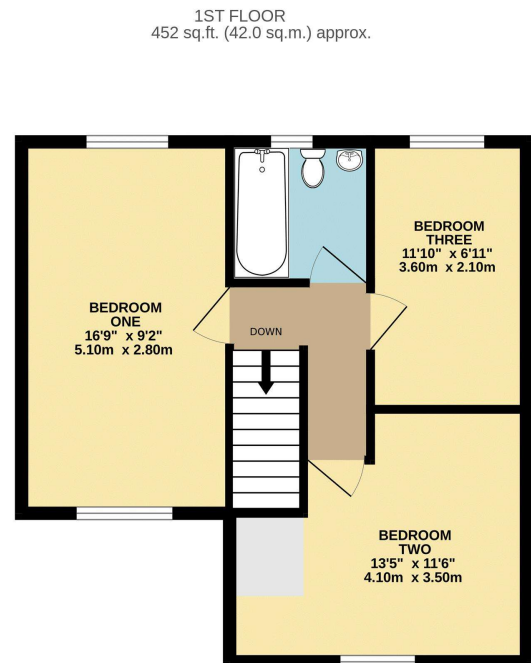
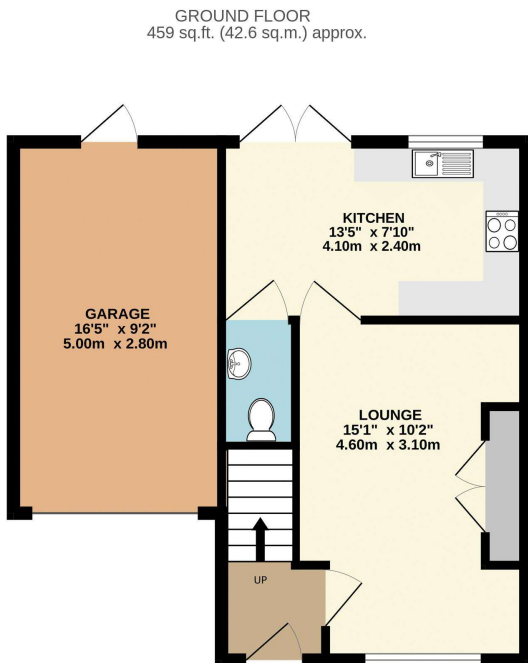
Flood Risk: Very Low Risk according to GOV.UK

Covenants: Please enquire with the selling agent for any information.

Broadband: Standard and Ultrafast available. Provided by Openreach. Check Ofcom for more details.

Mobile Coverage: Good signal with EE, Three, Vodafone and O2. Check Ofcom for more details.

FLOOR PLANS



TOTAL FLOOR AREA : 911 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Entrance Hall

4' 7" x 4' 3" (1.4m x 1.3m)

Composite door to front aspect, wood effect flooring, gas central heating radiator, custom half-wall panelling, UPVC double glazed window to side aspect, stairs to first floor landing with built-in storage cupboard and door leading through to lounge.

Lounge

15' 1" x 10' 2" (4.6m x 3.1m)

UPVC double glazed window to front aspect, additional built-in storage, gas central heating radiator, useful under stair storage cupboard and door leading through to kitchen.

Breakfast Kitchen

7' 10" x 13' 5" (2.4m x 4.1m)

Matching high and low level storage units with rolled edge work surfaces and complimentary tiled splash backs, inset stainless steel sink with drainer and chrome mixer tap, integrated four-ringed gas hob with extractor fan over, oven and grill beneath, space and plumbing for washing machine, space for full sized fridge freezer, wood effect flooring throughout, gas central heating radiator, UPVC double glazed window to front aspect, UPVC double glazed French doors leading to rear garden and door to downstairs W/C.

Downstairs W/C

5' 7" x 3' 3" (1.7m x 1m)

Two piece suite comprising of low level W/C and wall-mounted hand wash hand basin with chrome taps and tiled splash back, wood effect flooring and a gas central heating radiator.

First Floor Landing

Gas central heating radiator, custom half-wall panelling, doors into other rooms and loft access.

Bedroom One

16' 9" x 9' 2" (5.1m x 2.8m)

A large room having UPVC double glazed windows to front and rear aspects, space for wardrobes, gas central heating radiator and door leading into en-suite.

Bedroom Two

11' 6" x 13' 5" (3.5m x 4.1m)

A good size bedroom with space for wardrobes and storage, UPVC double glazed window to front aspect and a gas central heating radiator.

Bedroom Three

11' 10" x 6' 11" (3.6m x 2.1m)

UPVC double glazed window to rear aspect, space for wardrobes and a gas central heating radiator.

House Bathroom

6' 3" x 6' 3" (1.9m x 1.9m)

Three piece suite comprising of low level W/C, pedestal hand wash basin with chrome taps and a tiled splash back, a panelled bath with chrome mixer tap with mains fed thermostatic controlled shower, vinyl tiled flooring, gas central heating radiator and UPVC double glazed opaque window to rear aspect.

Outside

The front of the property has a garden area which is mainly laid to lawn with steps leading up to front door with a covered porch, a decorative slate chippings border incorporating bushes and shrubs, access to rear garden via an Indian sandstone walkway through a timber gate. Rear garden is superbly landscaped, consisting of an Indian stone patio area ideal for seating and entertainment with a garden across three tiers. Lower and middle tier being mainly laid to lawn with the middle tier having a wood chippings area ideal for a children's play area. Upper tier having a decking area accessed via stone steps through a timber gate, raised borders incorporating mature bushes and shrubs, a secure gate leading to a children's slide, access to the garage, an outside tap and timber fencing to boundaries. Multiple off-street parking is provided by means of a triple tarmacked driveway leading to an attached garage with an up and over door, power and lighting.

Property Details: D1