

# enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92+)		90
<b>B</b> (81-91)		
<b>C</b> (69-80)	78	
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## The Wharf, Knottingley, WF11 8BT Four Bedroom Townhouse, **£215,000**

**Modern Presentation Throughout : Expansive Lounge Through Dining Room :  
Modern Kitchen with Integrated Appliances : En-Suite and Fitted Wardrobes to  
Master Bedroom : Good Sized Bedrooms Throughout : Garden with Patio and  
Views Over Canal : Double Driveway : Close to Local Amenities and Schools :  
Good Rail, Bus and Road Transport Links**

# PROPERTY DETAILS

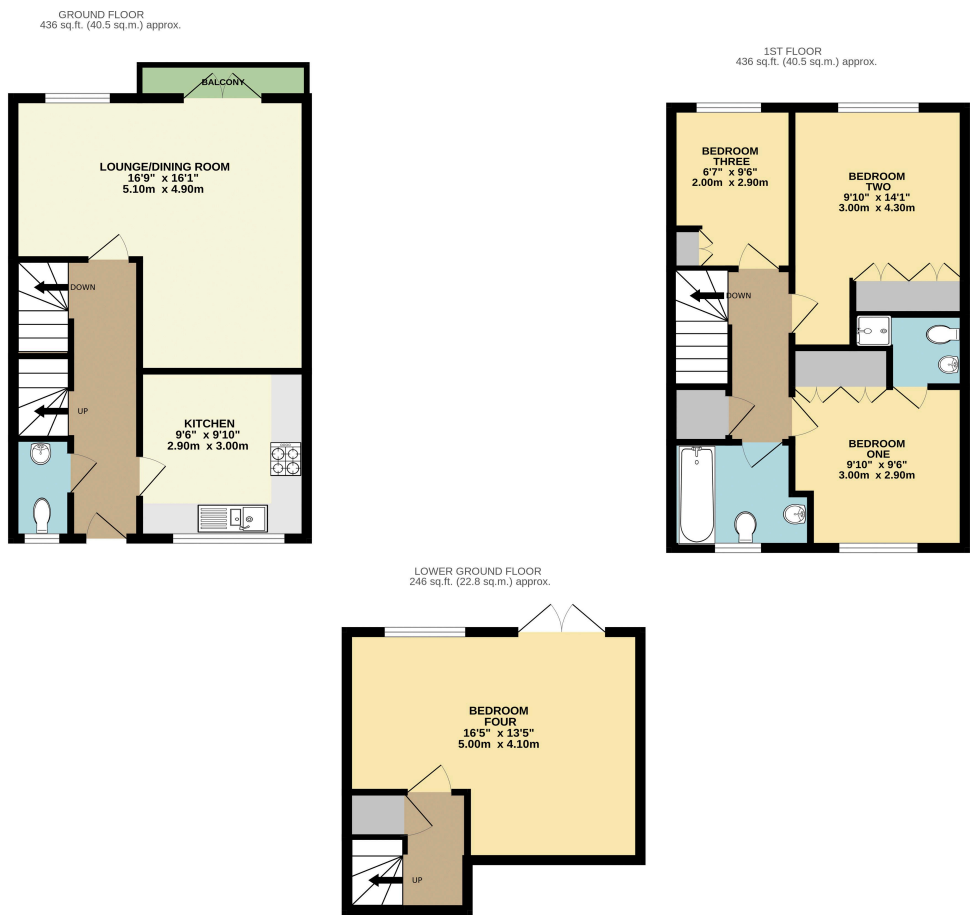
Enfields are delighted to offer for sale this four bedroom, modern townhouse situated within the popular residential area of Knottingley.

Well presented, this family home is located close to a full range of local amenities found within Knottingley and Pontefract town centre as well as Junction 32 Outlet Village, all of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, parkland, lakes, woodland and canal walkways. 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 accommodation briefly comprises; to the ground floor, entrance hallway, lounge through dining room with balcony, modern kitchen with integrated appliances and downstairs w/c. To lower ground floor is an expansive fourth bedroom with patio doors providing direct access to the garden. To the first floor; master bedroom with fitted wardrobes and en-suite, good sized double bedroom with fitted wardrobes, single bedroom with fitted wardrobes and a modern house bathroom.

The property further benefits from having a good sized rear garden which includes a patio/seating area and views over the canal making the space ideal for outside entertaining. Located within a sought after area an internal viewing is highly recommended to appreciate what this home has to offer. Freehold: Energy Performance Rating C: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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 Hallway

Door to front aspect, gas central heated radiator, doors leading into other rooms, stairs leading to first floor landing and down to lounge.

### W/C

Two piece suite comprising of a low level w/c, pedestal handwash basin with chrome taps, tiled splashback, wood effect flooring, double glazed opaque windows to front aspect.

### Kitchen

**9' 10" x 9' 6" (3m x 2.9m)**

Matching high and low level storage units with laminate roll edge work surfaces over, matching splashbacks, inset one and a half stainless steel sink and drainer with chrome mixer tap, integrated four ring gas hob, extractor fan over, oven and grill beneath, integrated full sized fridge freezer and dishwasher, space and plumbing for washing machine, gas central heated radiator, laminate wood effect flooring, UPVC double glazed window to front aspect.

### Lounge/Dining Room

**16' 1" x 16' 9" (4.9m x 5.1m)**

Laminate wood effect flooring throughout, gas central heated radiators, UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to balcony.

### Lower Ground

#### Bedroom Four

**13' 5" x 16' 5" (4.1m x 5m)**

Laminate wood effect flooring throughout, gas central heated radiators, UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden.

### First Floor Landing

Doors leading into other rooms, gas central heated radiator, loft access and an airing cupboard.

#### Bedroom One

**9' 6" x 9' 10" (2.9m x 3m)**

UPVC double glazed window to front aspect, gas central heated radiator, built in wardrobes, door leading through to en-suite.

### En-suite

Three piece suite comprising of low level W/C, pedestal handwash basin with chrome taps, mains fed thermostatically controlled shower, tiled floors and walls throughout, gas central heated radiator.

#### Bedroom Two

**14' 1" x 9' 10" (4.3m x 3m)**

UPVC double glazed window to rear aspect, built in wardrobes.

#### Bedroom Three

**9' 6" x 6' 7" (2.9m x 2m)**

UPVC double glazed window to rear aspect, gas central heated radiator, built in wardrobe.

### House Bathroom

Three piece suite comprising of low level W/C, pedestal handwash basin with chrome taps, panelled bath with chrome taps, tiled floors and walls throughout, gas central heated radiator, UPVC double glazed opaque window to front aspect.

### Outside

Front of the property has a block paved walkway leading to front door, pebbled border, electric car charging point, rear garden accessed through bedroom four with a stone patio area leading to a garden which is mainly laid to lawn, canal views, bushes and shrubs to borders, timber fencing to boundaries, multiple off street vehicle parking is provided by the means of a double driveway to the front of the house.

### Property Particulars: D1