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# 10 West Ings Way, Knottingley, WF11 9AR

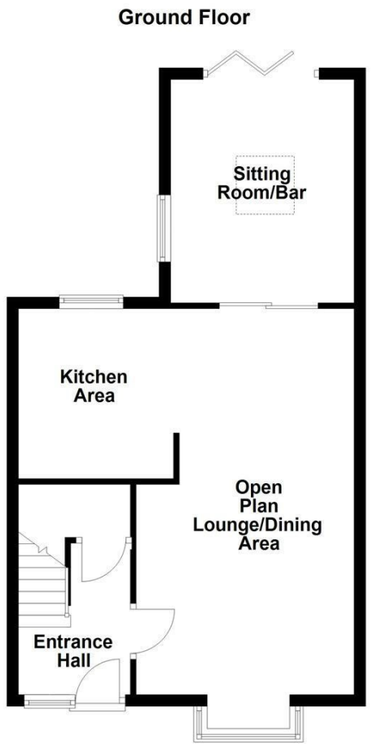
## For Sale Freehold Offers Over £270,000 - £280,000

Situated in the sought after Knottingley area is this superbly presented three bedroom detached home. Boasting well proportioned accommodation throughout, the property features three good sized bedrooms, ample reception space, a rear sitting room extension, and a modern fitted kitchen and shower room, making it an ideal family home.

The accommodation comprises an entrance hall with staircase to the first floor, understairs storage, and access to the lounge/dining area. From here, there is access to the modern kitchen, which leads into a rear sitting room. The sitting room flows seamlessly through bifold doors onto the rear garden. On the first floor, the landing provides loft access and doors to three bedrooms and the contemporary shower room. Externally, the front garden is laid mainly to artificial lawn for low maintenance living, complemented by a tarmac driveway providing off road parking and leading to a carport and a single garage with power and lighting. The rear garden is also predominantly artificial lawn with a stone paved patio area ideal for outdoor dining and entertaining. There is space and plumbing for a hot tub, and the garden is fully enclosed by hedging and timber fencing, making it ideal for children and pets.

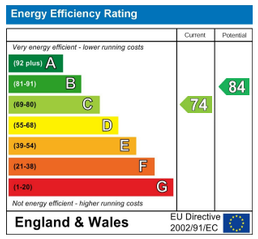
Knottingley is a popular location for a variety of buyers, offering easy access to local schools, shops, and amenities. Nearby towns such as Pontefract and Castleford provide additional facilities, while local bus routes and Knottingley train station offer excellent connections to Leeds and other major cities. The property is also well positioned for the M62 and A1 motorway links, ideal for commuting further afield.

Only a full internal inspection will reveal the accommodation on offer, and an early viewing is strongly recommended to avoid disappointment.










IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

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Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

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If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

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Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



## ACCOMMODATION

### ENTRANCE HALL
Front facing UPVC double glazed entrance door leading into the entrance hall with a UPVC double glazed window to the front elevation, stairs to the first floor landing, a central heating radiator, coving to the ceiling, and doors to an understairs storage cupboard housing the Vaillant combination boiler. A door leads through to the open plan lounge dining area.

### LOUNGE DINING ROOM
21'9" x 12'4" max (6.65m x 3.76m max)
A UPVC double glazed box window to the front, ceiling spotlights, two anthracite central heating radiators, a media wall with built-in LED strip lighting, and an electric fireplace with live flame effect. A multi-fuel burning stove set on a marble hearth with tile surround and sliding doors opening to the kitchen area and sitting room/bar.





### KITCHEN
8'8" x 9'6" (2.65m x 2.90m)
Fitted with modern gloss wall and base units, laminate work surfaces, a ceramic sink and drainer with mixer tap, and laminate splashback. Appliances include a four ring induction hob with partial glass splashback, stainless steel extractor hood, integrated double oven, dishwasher, washing machine, dryer, and fridge freezer. A breakfast bar with laminate work surface completes the space. UPVC double glazed window to the rear elevation, ceiling spotlights, and coving.

### SITTING ROOM/BAR
10'2" x 12'7" (3.10m x 3.85m)
UPVC double glazed window to the side elevation and bi-folding doors opening onto the rear garden. Lantern style skylights, ceiling spotlights, two anthracite column radiators, a fitted bar with shelving, quartz work surface, LED strip lighting, and an integrated wine cooler are included.



### FIRST FLOOR LANDING
Loft access, ceiling lighting, and doors to three bedrooms and the house shower room.

### BEDROOM ONE
10'2" x 11'5" (3.10m x 3.50m)
UPVC double glazed window to the front elevation, central heating radiator, and a range of fitted wardrobes and storage units.



### BEDROOM TWO
10'0" x 9'8" (3.07m x 2.97m)
UPVC double glazed window to the rear elevation, central heating radiator, and fitted wardrobes with partially mirrored sliding doors.



### BEDROOM THREE
11'5" x 8'6" (3.50m x 2.60m)
UPVC double glazed window to the front elevation, central heating radiator, and sloped ceiling.

### SHOWER ROOM/W.C.
6'3" x 9'0" (1.93m x 2.76m)
Frosted UPVC double glazed window to the rear elevation, spotlighting, ladder style central heating radiator, concealed cistern w.c., floating wash basin with storage below and mixer tap, LED mirror, and a double shower cubicle with shower seat, mains fed overhead shower, separate handheld attachment, and glass shower screen. The room is fully tiled with extractor fan.



### OUTSIDE
Externally, the front garden is low maintenance, featuring artificial lawn and a tarmac driveway providing off road parking for multiple vehicles beneath a carport. This leads to a single garage at the rear with manual up and over door, power, and lighting. The rear garden is also low maintenance, incorporating artificial lawn and a paved patio area perfect for outdoor dining and entertaining. There is space and plumbing for a hot tub beneath a timber canopy. The garden is fully enclosed by hedging and timber fencing with a rear timber gate, ideal for pets and children.



### COUNCIL TAX BAND
The council tax band for this property is C.

### FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

### EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.