



The Steddles Pontefract Road, KNOTTINGLEY WF11 8RW



welcome to

The Steddles Pontefract Road, KNOTTINGLEY

Welcome to THE STEDDLES, this impressive FOUR-bedroom DETACHED home offers FRONT GARDEN, DRIVEWAY parking and EV charging. The property boasts TWO RECEPTION ROOMS, a modern kitchen, UTILITY room, DOUBLE GARAGE, master EN SUITE room, and GENEROUS REAR GARDEN. Perfect family home!!



Front Garden

Entrance Hall

Lounge

14' 7" x 18' 6" (4.45m x 5.64m)

Dining Room

14' 6" x 10' 2" (4.42m x 3.10m)

Kitchen

10' 7" x 13' 5" (3.23m x 4.09m)

W.C

Utility Room

10' 5" x 10' 9" (3.17m x 3.28m)

Garage

17' 2" x 14' 8" (5.23m x 4.47m)

First Floor Landing

Bedroom One

11' 8" x 18' 7" (3.56m x 5.66m)

En Suite

Bedroom Two

10' 2" x 16' 8" (3.10m x 5.08m)

Bedroom Three

14' 11" x 8' 8" (4.55m x 2.64m)

Bedroom Four

5' 7" x 10' 3" (1.70m x 3.12m)

Bathroom

Rear Garden

Vendor Note

The vendor states the plot of land which the house is built on measures 0.16 of an acre.



view this property online williamhbrown.co.uk/Property/CAF114395



welcome to

The Steddles Pontefract Road, KNOTTINGLEY

- FOUR Bedroom, DETACHED Home
- DRIVEWAY and DOUBLE GARAGE
- TWO Reception Rooms
- GARDENS to Front and REAR
- UTILITY and Ground Floor W.C

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£365,000



Total floor areas 170.1 m² (1,828 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and annotations are approximate. The details are guaranteed. This contract is made subject to any conditions and terms set out in any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.propertybox.co.uk



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF114395



Property Ref:
CAF114395 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 512628



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



williamhbrown.co.uk