

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*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
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

FREE MARKET APPRAISAL

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.

PROPERTY ALERTS

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.



WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | 01977 798 844



116 Downland Crescent, Knottingley, WF11 0EH

For Sale Freehold Asking Price £195,000

A well proportioned and thoughtfully presented three bedroom semi detached home, benefitting from ample off street parking, a garage and an attractive enclosed rear garden.

The property enjoys a gas fired central heating system and sealed unit double glazed windows and is approached via a welcoming entrance hall leading into a living room overlooking the front garden. The living room features a bespoke media wall incorporating a television and a living flame electric fire. To the rear, the kitchen is fitted with a good range of units with integrated cooking facilities and enjoys pleasant views over the garden. A separate utility room leads through to a downstairs WC. To the first floor, the principal bedroom is positioned to the front and includes a recess which was formerly an en suite shower room. Two further bedrooms are located to the rear, overlooking the garden, and are served by a modern house bathroom fitted with a white and chrome three piece suite. Externally, the property benefits from a neat lawned garden to the front and a driveway providing ample off street parking, which continues to a gated area at the side offering additional parking and access to the single garage. The rear garden is mainly laid to lawn with a paved patio seating area, suitable for a hot tub, along with a summer house and a further block paved area to the rear of the garage with an additional storage shed.

The property is situated in a popular residential area on the southern fringe of Knottingley, within easy reach of a range of local shops, schools and recreational facilities. A wider selection of amenities can be found in nearby Pontefract, and the national motorway network is readily accessible for those commuting further afield.



ACCOMMODATION

ENTRANCE PORCH

4'11" x 3'3" (1.5m x 1.0m)

Panelled front entrance door leading into the porch, wood effect laminate flooring and central heating radiator.

LIVING ROOM

16'0" x 9'10" (4.9m x 3.0m)

Continuation of the wood effect laminate flooring, double central heating radiator, window to the front and a feature purpose built media wall with provision for a wall mounted television and inset flame effect electric fire. Useful downstairs storage cupboard.



KITCHEN

11'9" x 9'2" (3.6m x 2.8m)

Window overlooking the rear garden, tiled floor and fitted with a

range of contemporary wall and base units with laminate worktops incorporating a composite sink unit. Four ring induction hob with glazed splashback, built-in oven and space for a tall fridge freezer. Open to the dining area with breakfast bar and central heating radiator.

UTILITY

6'10" x 3'11" (2.1m x 1.2m)

Window to the rear and external door to the side. Continuation of the tiled floor, central heating radiator, space and plumbing for a washing machine and wall mounted gas fired combination boiler.



W.C.

4'7" x 3'11" (1.4m x 1.2m)

Tiled floor, central heating radiator, extractor fan and a two piece suite comprising low flush W.C. and wall mounted wash basin.

FIRST FLOOR LANDING

Central heating radiator, window to the side and built-in linen cupboard.

BEDROOM ONE

11'5" x 10'2" (3.5m x 3.1m)

Two windows to the front, central heating radiator and useful overstairs cupboard. There is a recess area (2.4m x 0.9m) which was originally an en suite shower room and could be reinstated if desired.



BEDROOM TWO

10'5" x 6'10" (3.2m x 2.1m)

Window overlooking the rear garden and central heating radiator.



BEDROOM THREE

8'2" x 6'6" (2.5m x 2.0m)

Window overlooking the rear garden and central heating radiator.

BATHROOM/W.C.

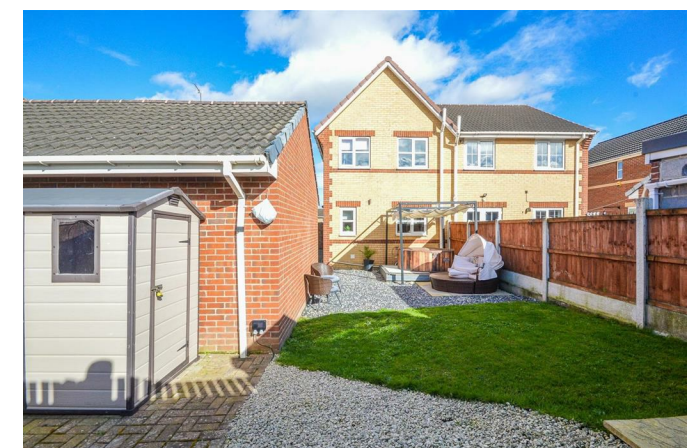
6'2" x 5'6" (1.9m x 1.7m)

Part tiled walls and floor, fitted with a modern three piece white and chrome suite comprising panelled bath with twin head shower over, pedestal wash basin and low flush W.C. Chrome ladder style heated towel rail and extractor fan.



OUTSIDE

To the front, the property has a neat lawned garden together with driveway parking. Gates lead to a further parking area to the side of the house, which in turn leads to a single garage at the rear. To the rear, there is a pleasant and sheltered garden incorporating a paved patio seating area, lawn and a further gravelled section beyond with a summer house, block paved area and useful garden shed. The garden also benefits from an outside power socket and water tap.



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.