

...Your proactive estate agent



**Rossiter Drive, Knottingley, WF11 0EX**  
**Offers Over £190,000**





## Lead In

A well-presented three-bedroom semi-detached home, offered to the market with no onward chain and vacant possession, making it an ideal purchase for buyers looking to move quickly.

Finished in modern condition throughout, this attractive property provides spacious and well-maintained accommodation suited to a wide range of buyers including first-time purchasers, families and investors alike.

The property benefits from excellent front and rear gardens, with the rear garden being of particularly good size and ideal for outdoor entertaining or family living. A driveway provides off-street parking and leads to a separate garage, adding further practicality to the home.

Internally, the property offers bright and comfortable living accommodation, with the added benefit of a conservatory to the rear overlooking the garden, creating an additional reception space perfect for relaxing or dining.

Homes within this area are always in strong demand due to the excellent access to local amenities, schools, train stations and motorway networks, making this a highly convenient and desirable location.

With properties in this area selling quickly, we expect a high level of interest and strongly recommend early viewings to avoid disappointment.

## Hallway

**1.80 x 3.83 (5'11" x 12'7")**

Access to the living room, kitchen and stairs leading to the first floor. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

## Living Room

**3.59 x 3.54 (11'9" x 11'7")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



## Kitchen

**5.53 x 3.01 (18'2" x 9'11")**

Modern range of high and low level kitchen base units in shaker style with integrated appliances including oven and hob with extractor fan over. Sink with drainer and chrome tap. UPVC access door to the side of the property. UPVC double glazed French door giving access to the sunroom. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.



## Conservatory

**2.49 x 3.34 (8'2" x 10'11")**

Tiled effect flooring. Central heated radiator. UPVC double glazed French door giving access to the rear.



## Landing

**2.13 x 2.43 (6'12" x 7'12")**

Access to all three bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.

## Bedroom One

**3.29 x 4.04 (10'10" x 13'3")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



## Bedroom Two

**3.07 x 3.03 (10'1" x 9'11")**

Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.



### Bedroom Three

**2.14 x 2.98 (7' x 9'9")**

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.



### Bathroom

**2.39 x 1.65 (7'10" x 5'5")**

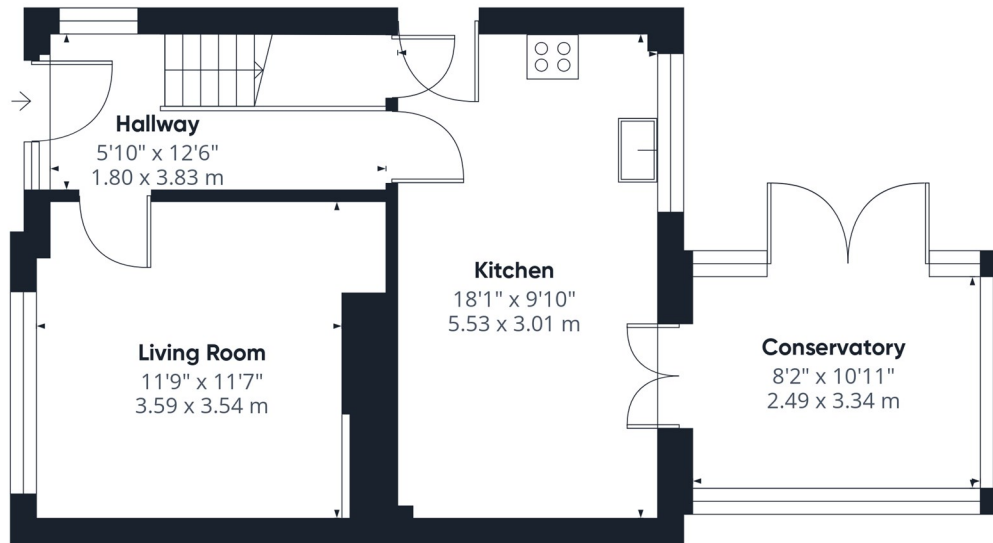
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer taps. Panel bath with chrome taps, shower screen and mains feed shower. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear elevation.

### External

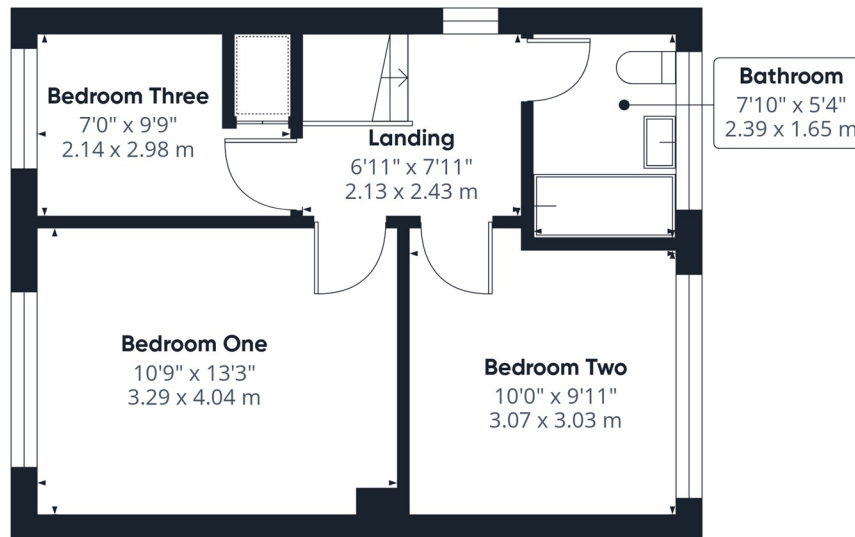
The property is approached via a gated driveway providing off-road parking for multiple vehicles and leading to a detached garage positioned to the rear. The front garden is mainly laid to lawn with a selection of mature shrubs, creating an attractive first impression. A paved pathway leads to the entrance door, while the driveway runs along the side of the property allowing convenient access to the rear garden and garage.

The rear of the property boasts a generous, well-maintained garden, predominantly laid to lawn and enclosed by fencing and wall boundaries offering a good degree of privacy. A paved pathway runs centrally through the garden leading to a patio area and conservatory at the rear of the house, creating an ideal space for outdoor seating and entertaining. The detached garage is positioned to the rear with access from the side driveway, providing additional storage or parking. The garden offers ample space for families, gardening enthusiasts, or further landscaping potential.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

904 ft<sup>2</sup>  
84.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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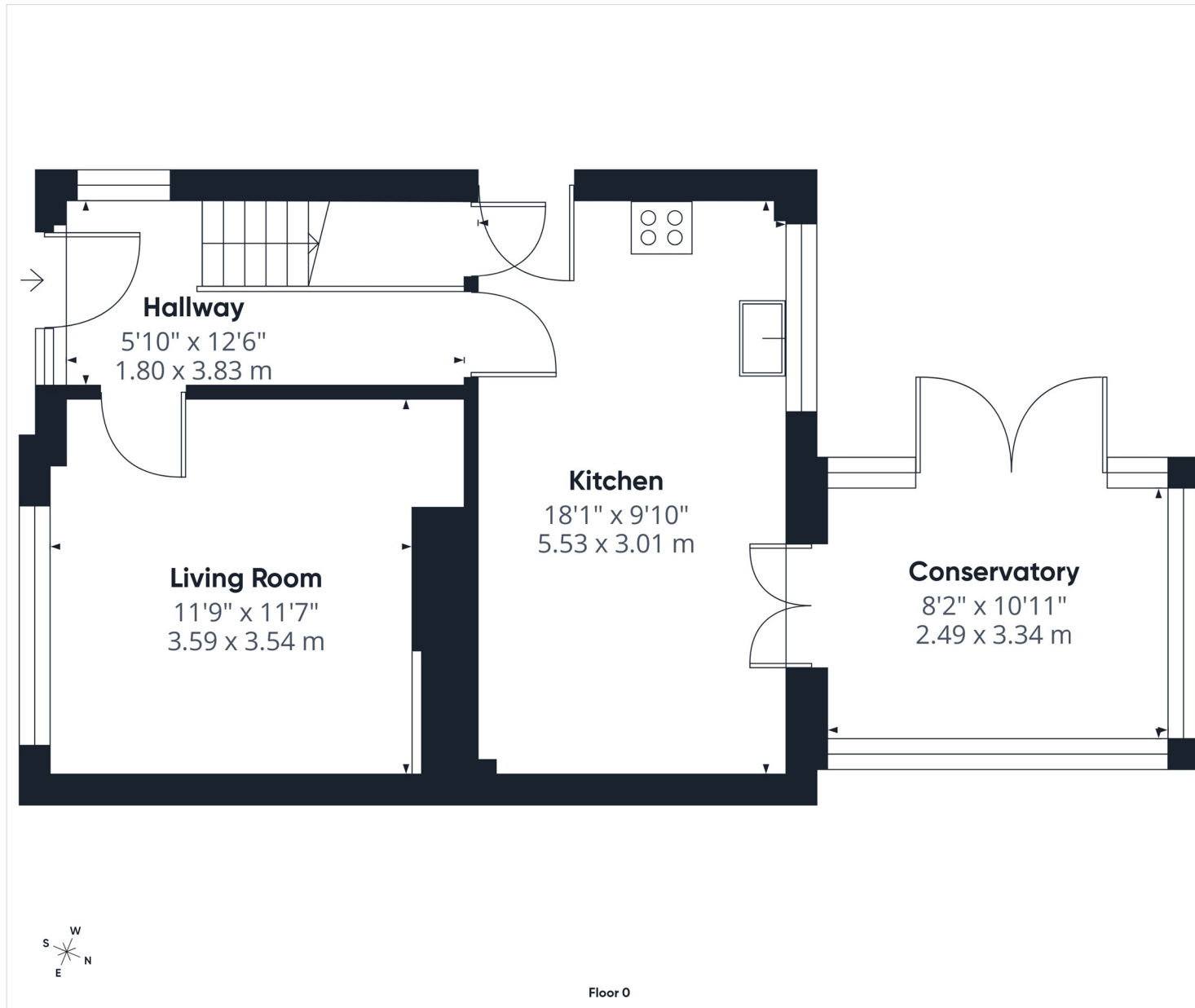
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Approximate total area<sup>(1)</sup>  
515 ft<sup>2</sup>  
47.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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