

...Your proactive estate agent



Hammond Road, Knottingley, WF11 0HJ

£175,000

Park Row



Lead In

Situated in the popular town of Knottingley, this well-presented three-bedroom end-terrace property offers an excellent opportunity for families, first-time buyers, and professionals alike.

The accommodation is spacious and well maintained throughout, featuring three generously proportioned bedrooms, offering plenty of space for growing families or those needing additional room for guests or home working.

The heart of the home is the contemporary fitted kitchen, designed with both style and practicality in mind, providing ample storage and workspace for everyday living.

Externally, the property enjoys attractive gardens to both the front and rear, creating ideal spaces for relaxing, entertaining, or family enjoyment. Off-street parking adds further convenience.

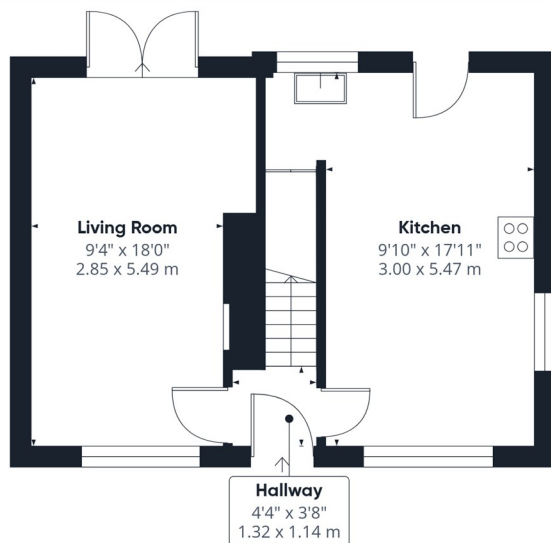
A particular feature of the property is the versatile outbuilding, currently used as a “man cave”. This adaptable space offers excellent potential for a variety of uses, including a home office, gym, hobby room, studio, or workspace, making it an ideal addition for today’s flexible lifestyle.

Ideally positioned with a wide range of local amenities close at hand, including supermarkets, schools, and leisure

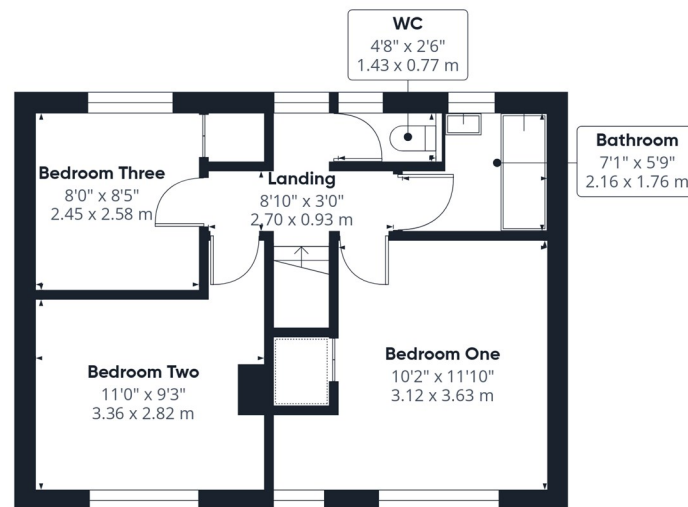
facilities, the property also benefits from excellent transport links. The A1(M) and M62 motorway networks are within easy reach, while nearby train stations provide convenient access for commuters.

Combining generous living accommodation, excellent transport connections, and a highly convenient location, this superb home is sure to appeal to a wide range of buyers.

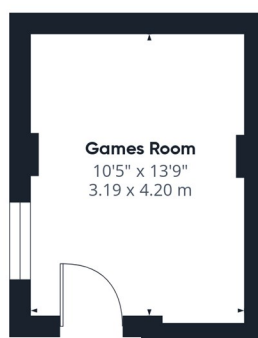
Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m

966 ft²
89.8 m²

(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.

GIRAFFE360

T 01977 791133

W www.parkrow.co.uk

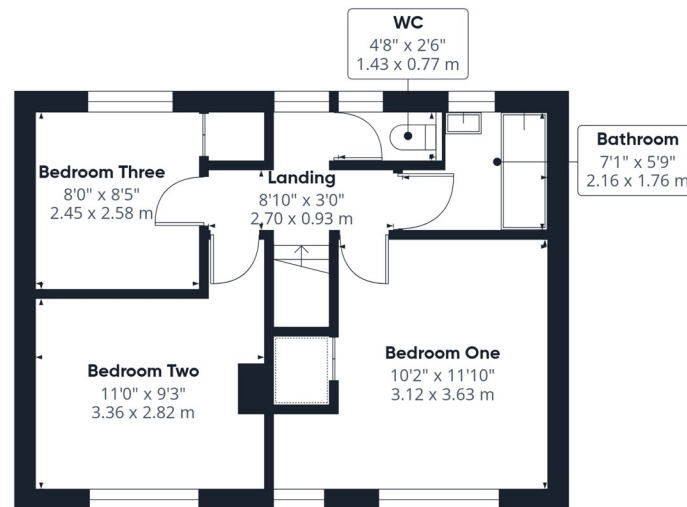
30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk





Floor 0 Building 1



Floor 1 Building 1

Approximate total area^m
821 ft²
76.3 m²

(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.

GIRAFFE360

T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk

