



## 18 Knight Street, Pontefract, WF8 4GH

Welcome to this stunning detached house located on Knight Street in the desirable town of Pontefract. Built in 2024, this modern property offers a generous living space of 1,259 square feet, making it an ideal family home.

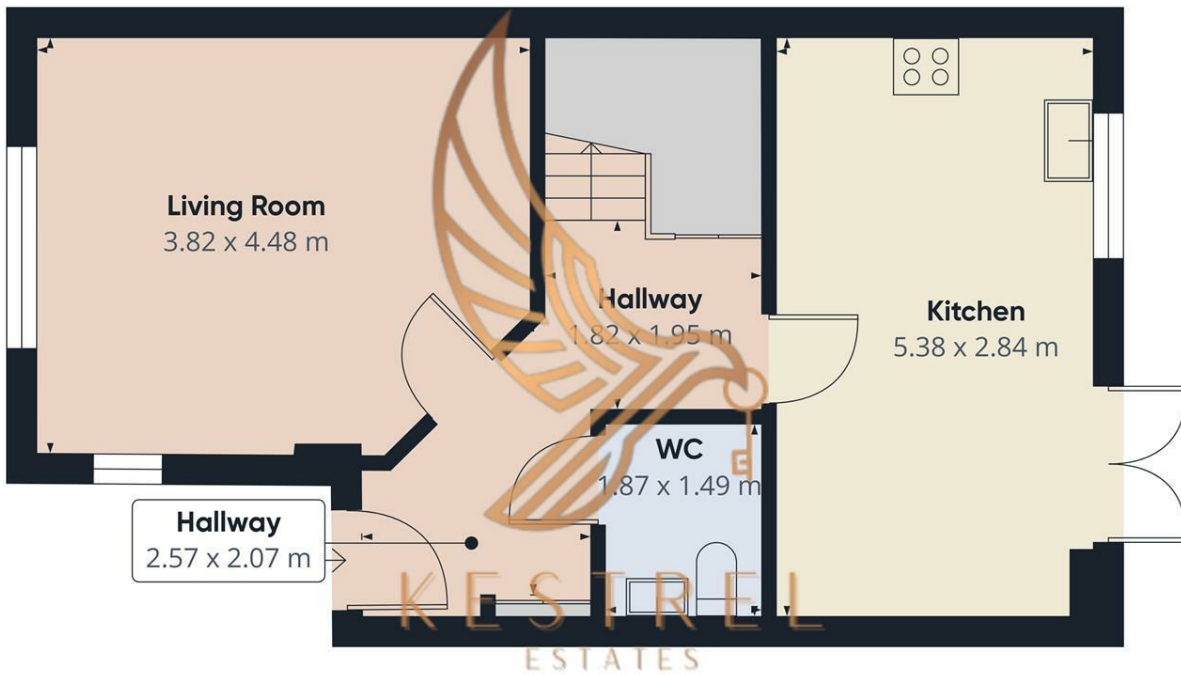
As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet family evenings. The house boasts four well-proportioned bedrooms, ensuring ample space for everyone. With two contemporary bathrooms, morning routines will be a breeze, providing convenience and comfort for the whole family.

One of the standout features of this property is the large garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air during the warmer months. The garden is a perfect canvas for your personal touch, whether you envision a tranquil retreat or a vibrant family space.

Parking is made easy with space for up to three vehicles, a valuable asset in this sought-after area. The location itself is highly desirable, providing a blend of community spirit and accessibility to local amenities, schools, and transport links.

- STUNNING 4 BED DETACHED HOME
- SOUGHT AFTER AREA
- LARGE GARDEN
- DOUBLE DRIVE
- EN SUITE
- READY TO MOVE IN TO
- STILL OVER 7 YEARS WARRANTY

£400,000



Approximate total area<sup>(1)</sup>  
45.8 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.

GIRAFFE360



Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	