



1 Hammond Road, Knottingley, WF11 0HL

Offers in excess of £140,000

Situated in a convenient residential location, this three-bedroom end-terrace home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families or investors. Benefitting from well-proportioned living spaces, generous bedrooms and the advantages of an end-terrace plot, the property provides excellent potential for buyers looking to put their own stamp on a home.

The accommodation briefly comprises an entrance hallway leading to a spacious lounge, a well-appointed kitchen with ample storage and worktop space, and a separate dining area, creating an ideal layout for both everyday family living and entertaining. To the first floor are three well-sized bedrooms and a family bathroom.

Externally, the property enjoys gardens to the front and rear, offering space for outdoor seating, children to play or further landscaping. The end-terrace position provides additional privacy and outside space compared to many similar properties.

Conveniently located close to local shops, schools and everyday amenities, the property also benefits from excellent transport links to Pontefract, Wakefield, Leeds and the surrounding motorway network, making it an ideal base for commuters.



Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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