



Knight Street, Pontefract WF8 4GH

Welcome to

Knights Street, Pontefract

GUIDE PRICE £280,000 - £290,000 Three-storey, three-bedroom semi-detached home with double driveway, landscaped rear garden, downstairs WC, and a great location close to Pontefract Racecourse.



Entrance Hall

With a composite front entrance door, vinyl click flooring, storage cupboard and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, window to the front and a gas central heating radiator.

Laundry Room

With plumbing for a washing machine and space for a tumble dryer and a work top.

Kitchen/ Dining Room

22' 7" x 14' 9" (6.88m x 4.50m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, integrated oven, microwave fridge freezer and dishwasher, Hotpoint electric hob, extractor fan, storage cupboard, LVT flooring and a gas central heating radiator. With bifold doors to the rear garden with made to measure blinds and open to the kitchen.

Landing

With panelling to the wall and a gas central heating radiator.

Bedroom One

14' 10" x 8' 10" (4.52m x 2.69m)

With a window to the front, built in wardrobes and a gas central heating radiator.

Ensuite

A suite consisting of a Geberit low level flush WC, a Sottini wash hand basin, walk in electric shower cubicle with touch screen Vado panel, towel radiator, LVT flooring, extractor fan and a window to the side.

Lounge

14' 10" x 9' 7" (4.52m x 2.92m)

With two windows to the rear and a gas central heating radiator.

Second Floor Landing

With panelling to walls and a storage cupboard housing the boiler.

Bedroom Two

14' 10" x 8' 10" (4.52m x 2.69m)

With a window to the front and a gas central heating radiator.

Bedroom Three

10' 10" x 8' 1" (3.30m x 2.46m)

With a window to the rear, walk in wardrobe with spot lights and a gas central heating radiator.

Bathroom

A suite consisting of a Geberit low level flush WC, a Sottini wash hand basin, bath with electric shower over, vinyl flooring, extractor fan and a window to the side.

Front Garden

With a double tarmac driveway, pebbled area, porcelain tiles to the front door and a side gate to the rear garden.

Rear Garden

A flagged patio seating area, timber shed, two electric sockets, outside tap, plants and timber fence to the boarder.



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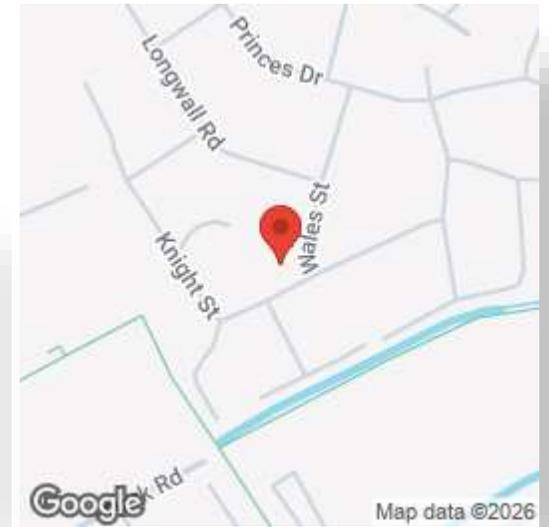
Welcome to

Knight Street, Pontefract

- ***GUIDE PRICE £280,000 - £290,000***
- Three spacious storeys giving flexible living and bedroom layouts
- Three well-proportioned bedrooms, ideal for families, guests, or a home office
- Double driveway providing convenient off-street parking
- Landscaped rear garden designed for low-maintenance enjoyment and outdoor entertaining

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price **£280,000 - £290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119582 - 0002

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