



Knight Street, Pontefract WF8 4GH

welcome to

Knight Street, Pontefract

Three-storey, three-bedroom semi-detached home with no onward chain, 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.

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.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Knight Street, Pontefract

- Three spacious storeys giving flexible living and bedroom layouts
- NO ONWARD CHAIN
- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119937 - 0007

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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