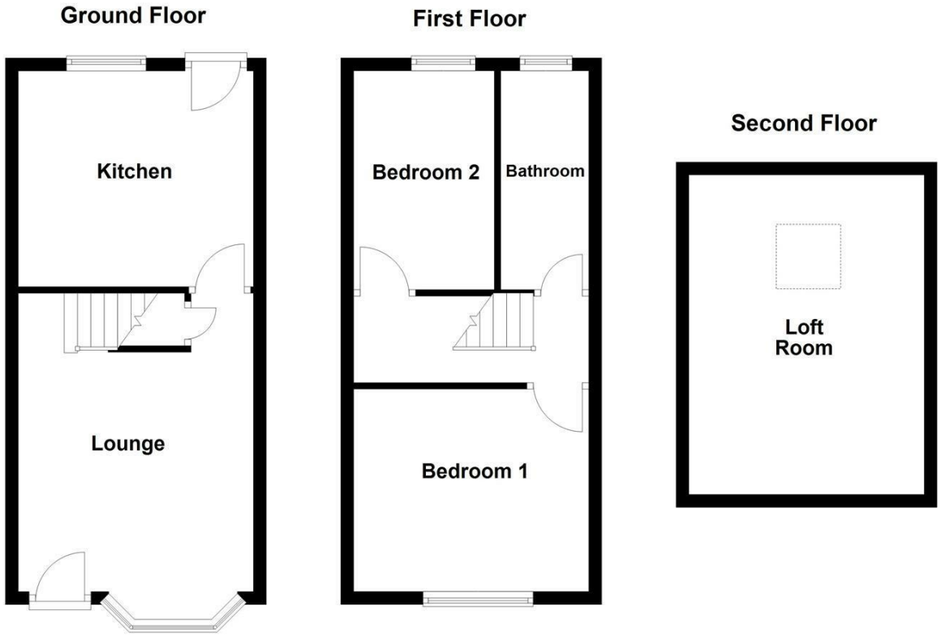
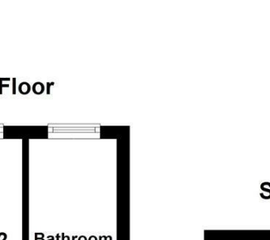



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage




FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

# Welcomin Forge Hill Lane, Knottingley, WF11 8HN

## For Sale Freehold Chain Free £145,000

This recently modernised and attractive two bedroom mid terraced property is situated in Knottingley, within easy reach of a wide range of local amenities.

The accommodation is arranged over two floors and briefly comprises a spacious and stylish living room and a modern fitted kitchen to the ground floor. To the first floor, there are two well proportioned bedrooms and a contemporary house bathroom. The property also benefits from an occasional loft room, offering flexible additional space. Externally, the property enjoys a lengthy driveway to the front providing off road parking, along with a low maintenance enclosed rear garden offering a good degree of privacy.

This appealing home would suit a range of buyers and an early viewing is highly recommended to avoid disappointment.

## ACCOMMODATION

### LOUNGE
12'4" x 15'11" (3.76m x 4.87m)
Front facing UPVC double glazed bay window, quality wood flooring, two central heating radiators, staircase to the first floor and useful understairs storage cupboard. Door leading through to the kitchen.

### KITCHEN
10'5" x 11'1" (3.19m x 3.38m)
Fitted with a stylish range of wall and base units with complementary block work surfaces, inset composite sink with swan neck mixer tap, integrated electric oven with microwave above, integrated 70/30 fridge freezer and integrated washing machine. Cupboard housing the central heating boiler, rear facing UPVC double glazed window and door to the garden, spotlights to the ceiling and gas hob with glass splashback.

### FIRST FLOOR LANDING

### BEDROOM ONE
10'8" x 12'9" (3.26m x 3.89m)
Front facing UPVC double glazed window, central heating radiator, coving to the ceiling and carpeted flooring.

### BEDROOM TWO
11'3" x 7'5" (3.44m x 2.27m)
Rear facing UPVC double glazed window and carpeted flooring.

### BATHROOM/W.C.
11'1" x 4'3" (3.40m x 1.32m)
Fitted with a freestanding bath with shower attachment, low flush WC and vanity unit with wash basin and mixer tap. Tiled flooring, heated towel rail, central heating radiator and rear facing UPVC double glazed window.

### LOFT ROOM
16'4" x 11'11" (4.99m x 3.65m)
Carpeted flooring and Velux style window to the rear.

### OUTSIDE
Externally, to the front of the property there is a generous driveway providing ample off street parking with a paved pathway leading to the entrance. To the rear, there is an enclosed low maintenance garden with an initial paved patio area, steps leading to a further seating area, walled boundaries and a useful outbuilding for storage.

### COUNCIL TAX BAND
The council tax band for this property is A.

### FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

### EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.