

...Your proactive estate agent



Willow Lane, Knottingley, WF11 8AJ
Offers Over £110,000

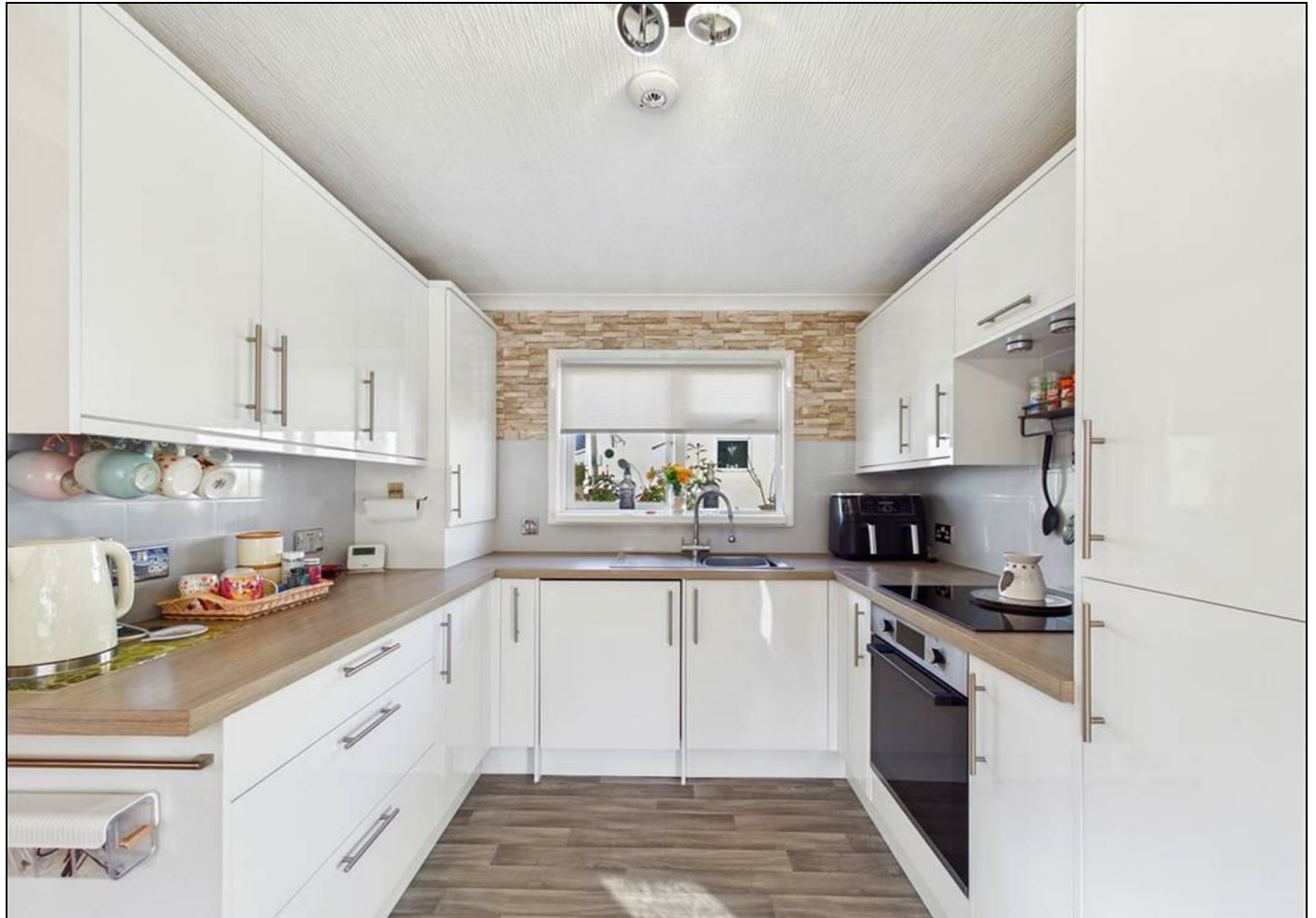
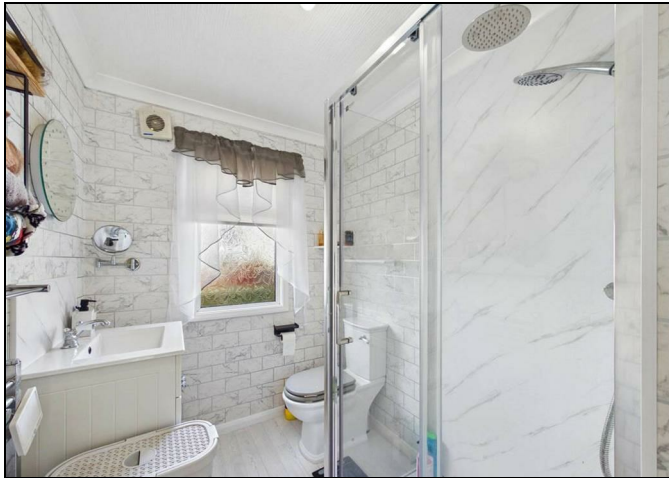
Park Row

This lovely two-bedroom park home is set within the highly sought-after over-55s retirement development, surrounded by attractive woodland and offering a peaceful, community-focused environment.

The property occupies a particularly desirable position on the park, benefitting from generous outdoor space, a double driveway to the side, and additional single parking to the front — ideal for homeowners and visiting guests alike. Low-maintenance patio seating areas provide perfect spots to relax and enjoy the tranquil surroundings.

Internally, the home has been modernised to a high standard by the current owner, featuring a contemporary kitchen and bathroom along with stylish décor throughout. Ready to move straight into, this property is ideal for those looking to downsize without compromising on comfort or quality.

The development enjoys convenient access to motorway networks and is within easy driving distance of Knottingley, Pontefract and Castleford town centres, offering a wide range of amenities. The ground rent for the property is £209 per month.



Entrance Hall

0.86 x 2.66 (2'10" x 8'9")

Access to kitchen, shower room and both bedrooms. Carpeted throughout. Central heated radiator.

Kitchen

3.50 x 2.64 (11'6" x 8'8")

Range of high and low level modern kitchen units. Integrated appliances including fridge/freezer and oven with hob. Option to reconnect plumbing for washing machine. Wood effect flooring. Central heated radiator. UPVC window to the rear and front aspect.



Living Room

3.49 x 3.37 (11'5" x 11'1")

Toshiba aircon unit. Carpeted throughout. Central heated radiator. UPVC double French doors leading to the front patio. UPVC window to the side elevation.



Bedroom One

3.46 x 2.45 (11'4" x 8')

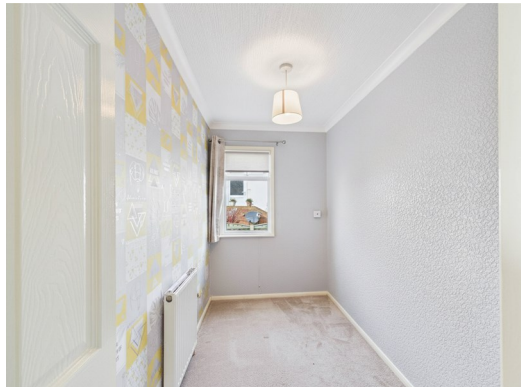
Toshiba aircon unit. A range of full height fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC window to the front.



Bedroom Two

2.58 x 1.56 (8'6" x 5'1")

Carpeted throughout. Central heated radiator. UPVC window to the rear. The current vendor has advised that this room was previously fitted out as a dressing room / walk in wardrobe.



Shower Room

2.57 x 1.72 (8'5" x 5'8")

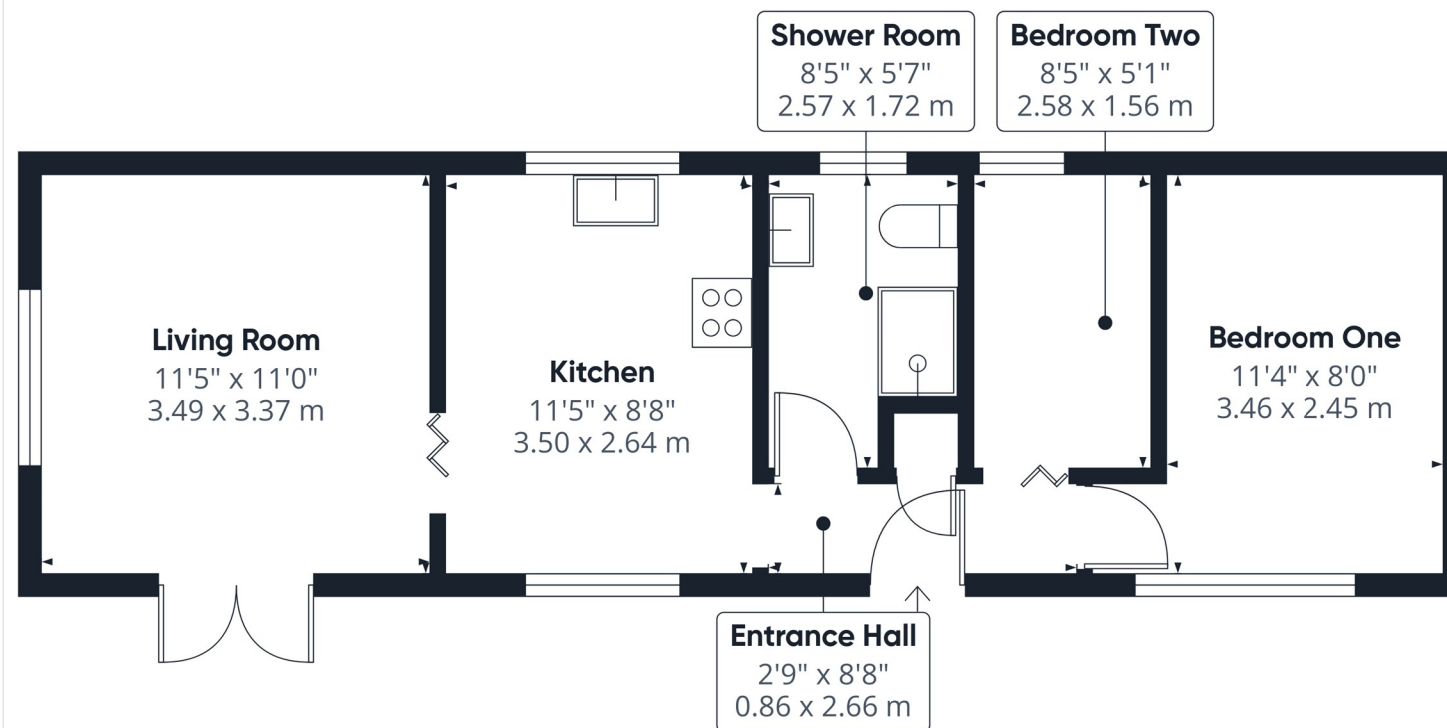
White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome taps over. Extractor fan. Wood effect flooring. Central heated chrome radiator. UPVC frosted window to the rear.



External

Externally, the property is attractively presented with a low-maintenance frontage featuring decorative gravel, planted pots and a paved pathway leading to the main entrance. The home also benefits from a garage and parking space located conveniently to the front.

To the side and rear, there is a well-maintained and private outdoor area designed for ease of upkeep, with a combination of paved patio and gravelled sections. This provides an ideal space for outdoor seating, relaxing or entertaining. The garden is enclosed with fencing and includes planted borders, adding a pleasant and private feel to the outdoor space. A pathway runs alongside the property, offering practical access around the home and towards the rear garden area.



Approximate total area^m
441 ft²
41 m²

(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

T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk



T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB
pontefract@parkrow.co.uk

