



WAKEFIELD

01924 291 294

OSSETT

01924 266 555

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01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



35 Wedgewood Way, Knottingley, WF11 0DD

For Sale Freehold £175,000

A fantastic opportunity to purchase this two bedroom semi detached home, located on a modern and attractive development and benefitting from ample off road parking provided by a tandem driveway for two vehicles.

The ground floor accommodation comprises an entrance hall with access to a downstairs WC, leading through to a spacious living room with dual aspect windows. To the rear, there is a kitchen breakfast room with understairs storage cupboard, completing the ground floor layout. To the first floor, the landing provides access to two well proportioned double bedrooms and a modern three piece house bathroom. Externally, the property features an attractive lawned front garden with a paved pathway leading to the entrance door. A tandem driveway to the side provides off road parking for two vehicles, with a timber gate giving access to the enclosed rear garden. The rear garden has been thoughtfully arranged to include a large paved patio area with timber pergola, ideal for outdoor dining, an attractive lawn, a timber decked seating area to the corner and a dedicated wood chip play area. The garden is fully enclosed by timber fencing and benefits from an outside water supply and external lighting.

The property is within walking distance of local amenities and well regarded schools, with regular bus routes to and from Pontefract and surrounding town centres. The M62 motorway is also a short distance away, making it ideal for commuters.

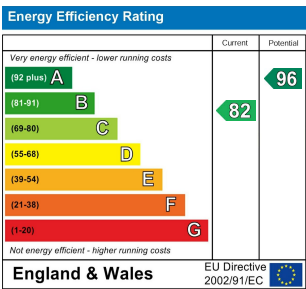
An excellent home offering space, practicality and convenience. An early viewing is highly recommended.

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.



ACCOMMODATION

ENTRANCE HALL

A front entrance door leads into the entrance hall with laminate flooring, central heating radiator and doors to the downstairs WC and living room.

W.C.

2'11" x 5'1" [0.89m x 1.57m]

Fitted with a low flush WC, wall mounted wash basin with two taps and tiled splashback, UPVC double glazed frosted window to the side elevation and central heating radiator.

LIVING ROOM

13'8" x 12'3" [4.18m x 3.75m]

Two UPVC double glazed windows providing dual aspect to the front and side elevations, central heating radiator and staircase leading to the first floor. A door leads through to the kitchen breakfast room.



KITCHEN

10'11" [max] x 7'9" [min] x 12'4" [3.33m [max] x 2.38m [min] x 3.76m]

Range of wall and base units with laminate work surfaces and tiled splashback, stainless steel sink and drainer with mixer tap, plumbing and space for washing machine, space for freestanding fridge freezer, integrated oven and grill with four ring gas hob and cooker hood over, cupboard housing the combination boiler, extractor fan, UPVC double glazed window overlooking the rear garden and rear entrance door, central heating radiator, breakfast bar, laminate flooring and door to under stairs storage cupboard.



FIRST FLOOR LANDING

Central heating radiator, airing cupboard, loft access and doors to two bedrooms and the house bathroom.

BEDROOM ONE

10'6" [max] x 8'0" [min] x 12'4" [3.22m [max] x 2.46m [min] x 3.76m]

UPVC double glazed window to the front elevation, central heating radiator, two wall lights and laminate flooring.



BEDROOM TWO

7'9" x 12'4" [2.38m x 3.77m]

UPVC double glazed window to the rear elevation, central heating radiator and door to a storage cupboard.



BATHROOM/W.C.

6'3" x 5'3" [1.91m x 1.61m]

Comprising a three piece suite with panelled bath with mixer shower over and shower curtain, low flush WC, pedestal wash basin with two taps and tiled splashback, central heating radiator, frosted UPVC double glazed window to the side elevation and extractor fan.



OUTSIDE

Externally to the front is a lawned garden and a tarmac driveway providing off road parking for two vehicles, with timber gate giving access to the enclosed rear garden. The rear garden features a paved patio area with timber pergola, steps leading to an attractive

lawn, further decked patio with pergola, low maintenance play area, water point beneath the kitchen window and outside light. The garden is fully enclosed by timber fencing.



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.