

# Park Row



**Pollards Fields, Knottingley, WF11 8TD**

**Offers Over £180,000**



**\*\* SUBSTANTIAL EXTENDED HOME \*\* CUL-DE-SAC LOCATION \*\*** Situated in the town of Knottingley, this spacious, semi-detached bungalow briefly comprises: Kitchen, Lounge Diner, Inner Hall, two bedrooms and Bathroom. Externally, the front benefits from low maintenance area providing parking for multiple cars, whilst the rear offers patio and lawned areas a brick built workshop which has been converted from garage. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS**





### ACCOMMODATION: Entrance

Composite entrance door with two double glazed frosted panels leading into:

### Kitchen

13'1" x 5'2" (4.00m x 1.58m)



Range of grey fronted base and wall units in matt finish with chrome handles. Twin drainer sink with chrome mixer tap over set into laminated work surface with tiled splashback. Electric cooker point with electric extractor fan over benefitting from downlighting and plumbing for washing machine. UPVC double glazed window to the side elevation and central heating radiator. Sliding door leads into:

### Lounge Diner

16'0" x 10'2" (4.89m x 3.11m)



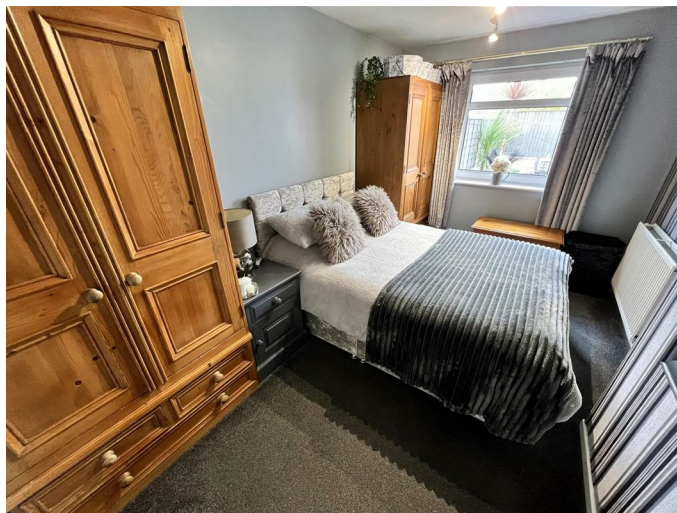
Feature fire place with modern timber surround, granite hearth and wall mounted electric fire. UPVC double glazed bay window to the front elevation. Television point and central heating radiator. Door leads into:

### Inner Hall

Doors leading off.

### Bedroom One

13'2" x 8'8" (4.02m x 2.65m)



UPVC double glazed window overlooking rear garden. Central heating radiator and loft access (benefitting from drop-down timber ladder with the area being partially boarded).



## Bedroom Two

11'10" x 9'1" (3.63m x 2.78m)



UPVC double glazed window to the rear elevation and uPVC double glazed patio doors giving access to the rear. Central heating radiator.

## Bathroom

9'4" x 5'5" (2.87m x 1.66m)



Modern white suite comprising white panel bath with chrome mixer tap over and 'Mira' electric shower above. Pedestal wash hand basin with chrome mixer tap over and white low flush w.c. Ceiling mounted electric extractor fan and central heating radiator. UPVC double glazed frosted window to the side elevation. The room is tiled on all walls to ceiling height.

## EXTERIOR: Front



Enclosed to the left with perimeter fencing and driveway providing off street parking for multiple vehicles. Pathway leads down the side of the property to timber pedestrian access gate giving access into:

## Rear



Fully enclosed with fencing, recently fitted. Patio area with outside power points, lawned area and slope leads to further enclosed flagged area with decorative slate borders and timber shed.





### Workshop/Garage

Brick built with twin uPVC double glazed doors giving access and further metal pedestrian access door giving access to former garage, currently split into two sections with power and lighting.

### TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Wakefield Council

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Mains Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

### MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

### MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

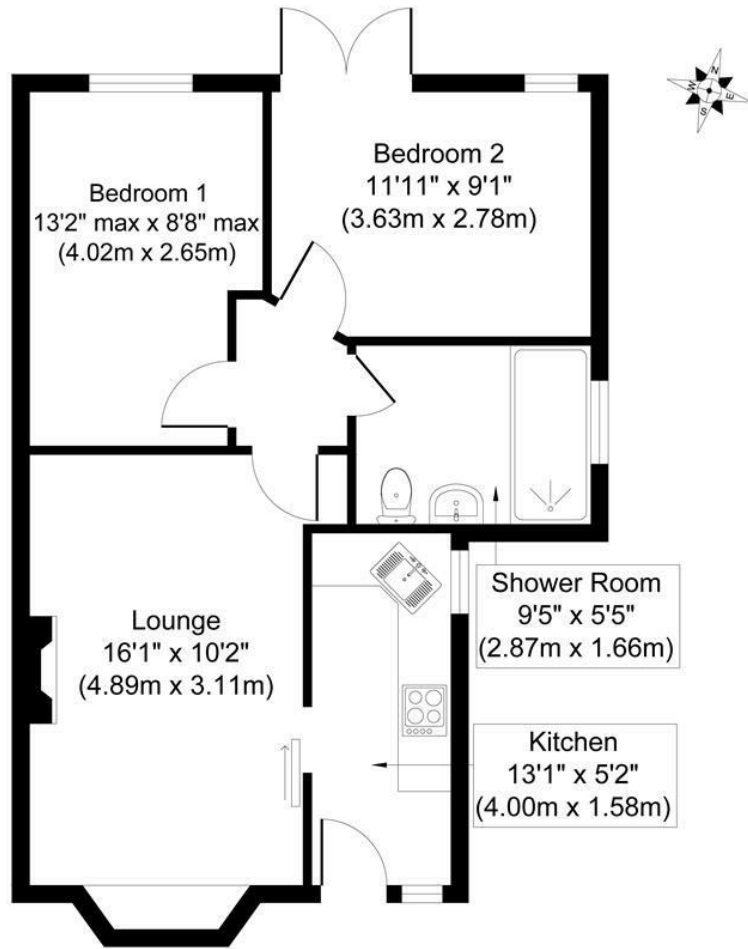


## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





**Approximate Floor Area**  
**557 sq. ft**  
**(51.74 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**T** 01977 791133  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

18 Cornmarket, Pontefract, West Yorkshire, WF8 1BJ  
[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)

