

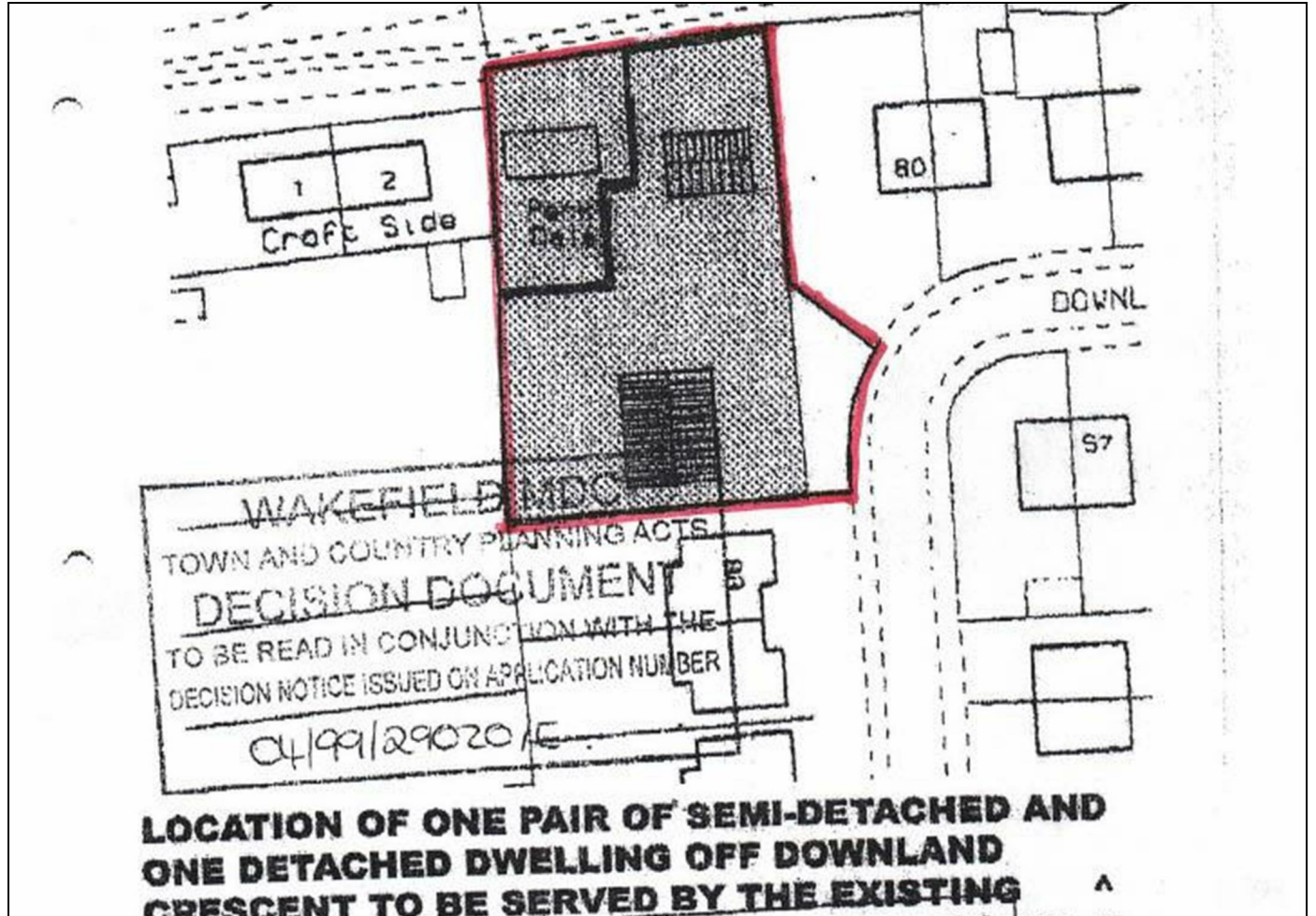
...Your proactive estate agent



Womersley Road, Knottingley, WF11 0DH
Offers Over £270,000



DEVELOPMENT OPPORTUNITY**BUILDING PLOT FOR 3 DWELLINGS WHICH HAS HAD PREVIOUS PLANNING PERMISSION**FURTHER DETACHED HOUSE. Situated in Knottingley this property briefly comprises: kitchen, hallway, lounge, conservatory. The first floor has two bedrooms, bathroom. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POTENTIAL OF THIS DEVELOPMENT OPPORTUNITY. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. PHONE LINES ARE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'



GROUND FLOOR ACCOMMODATION

KITCHEN

3.81 x 2.48 (12'5" x 8'1")

uPVC window to the front of the property. Having a range of base and wall units in a beech effect finish with black laminated worktops. Four ring electric hob with extractor fan over, and separate built in oven and grill. washing machine and two circular stainless steel sinks with chrome mixer tap over. Central heating radiator and black tile floor.



DINING ROOM

3.81 x 2.76 (12'5" x 9'0")

uPVC French doors looking to the side of the property, wooden floor and central heating radiator.



LOUNGE

4.47 x 3.64 (14'7" x 11'11")

Having a wooden flooring, central heating radiator, white marble surround and hearth and sliding patio doors which leads into the:



CONSERVATORY

4.92 x 3.05 (16'1" x 10'0")

Having uPVC windows and patio door leading to the rear of the property.





FIRST FLOOR ACCOMMODATION

BEDROOM ONE

3.65 x 4.27 (11'11" x 14'0")

Has a uPVC double glazed windows to the front elevation, central heating radiator and carpeted throughout.



BEDROOM TWO

3.68 x 2.78 (12'0" x 9'1")

Has a uPVC double glazed windows to the front elevation, central heating radiator and carpeted throughout.



SHOWER ROOM

2.58 x 1.49 (8'5" x 4'10")

Having a two piece suite comprising of white closed coupled toilet and white vanity sink with chrome mixer tap over. Glass shower enclosure with Rainfall shower head and hand held unit. Tiled throughout from floor to ceiling and has chrome towel rail.



FRONT

The property can be reached by a long access road of Womersley road. The development will have its own access.

REAR

The rear of the property has almost a hectare of land with previous planning permission for three dwellings. One pair of semi detached homes and one detached.

HEATING & 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 A 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.

MEASUREMENT'S

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 HOUR'S

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

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480

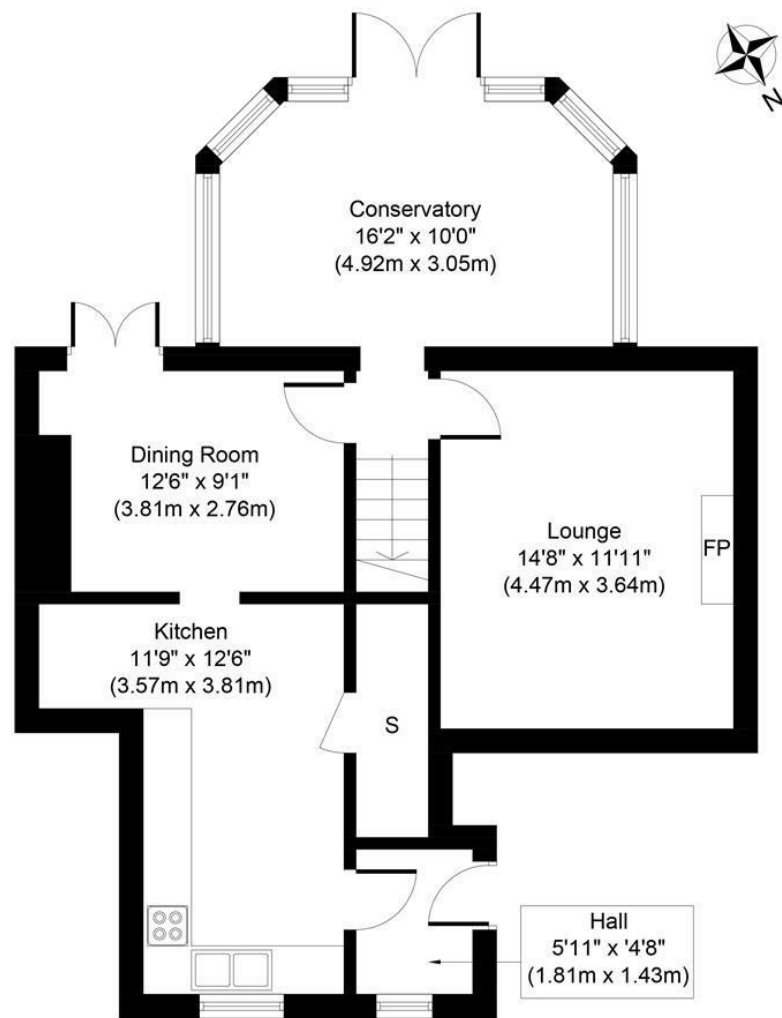
VIEWING'S

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.

TENURE AND COUNCIL TAX BANDING

Please note: The Tenure and Council 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.



Ground Floor
Approximate Floor Area
717 Sq. ft.
(66.6 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. 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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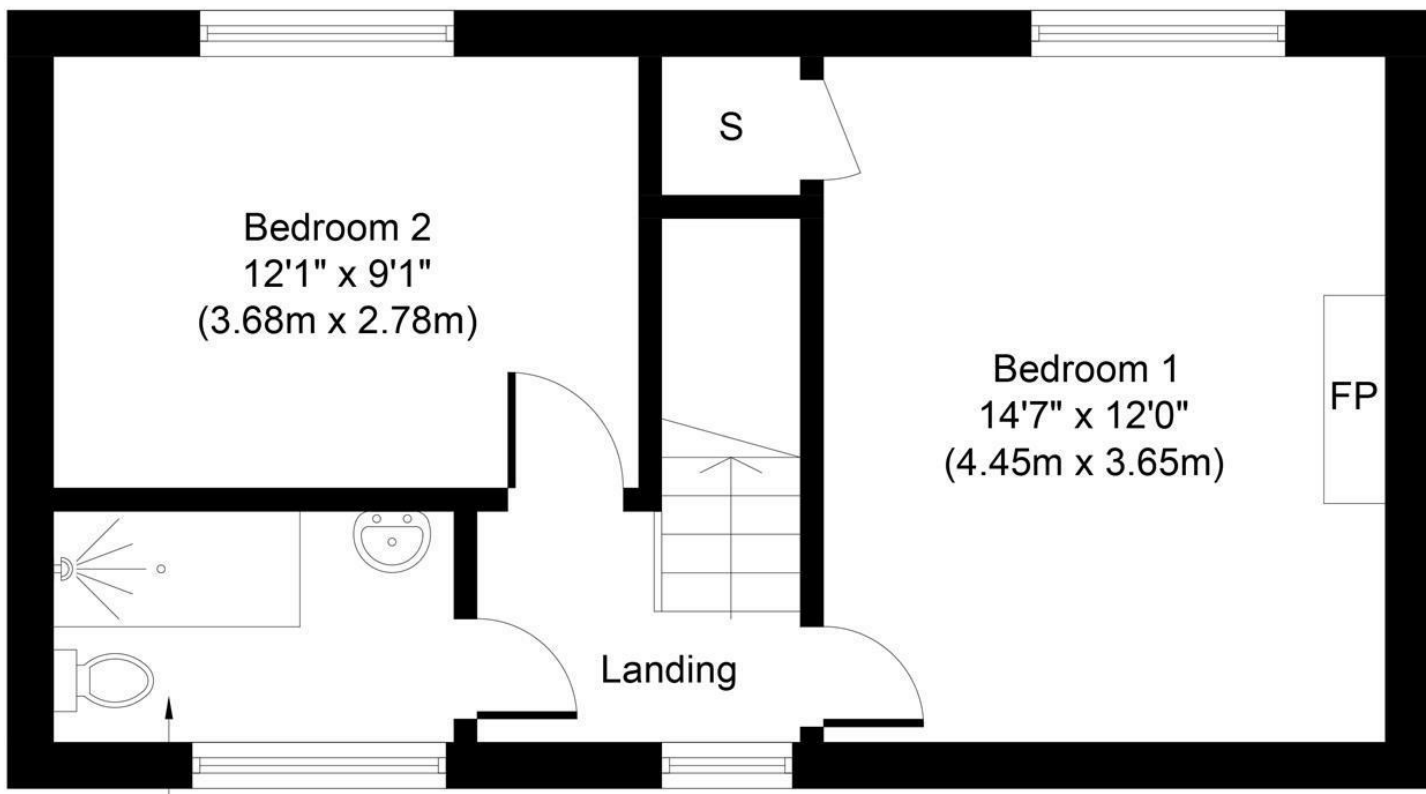
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pontefract@parkrow.co.uk





Shower Room
8'6" x 4'11"
(2.58m x 1.49m)

First Floor
Approximate Floor Area
414 Sq. ft.
(38.5 Sq. m.)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	85	B	B
<small>Not energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>		<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	

