

...Your proactive estate agent



**Rossiter Drive, Knottingley, WF11 0EX**  
**Offers Over £200,000**

**Park Row**



## Lead In

A well-presented three-bedroom semi-detached home, occupying an enviable position in a highly sought-after part of Knottingley.

This attractive property offers spacious and versatile accommodation throughout, making it an ideal choice for first-time buyers, downsizers or families. The home comprises two double bedrooms and a good-sized single bedroom, together with a spacious family bathroom featuring both a bath and separate shower.

To the ground floor, there is a comfortable lounge complete with a log burner, creating a warm and inviting focal point to the room. To the rear is a well-appointed kitchen/diner, providing an excellent space for everyday family living and entertaining, with the added benefit of a conservatory overlooking the garden.

Externally, the property benefits from a driveway to the front and a substantial side driveway, which extends down to a separate detached garage, providing useful additional storage. There is also a timber garden shed.

The rear garden is elevated, offering far-reaching views across Pontefract, Wakefield, the Five Towns and beyond, providing a fantastic outlook that is a real feature of the property.

The location is particularly appealing, being highly regarded for its excellent commuter connections, close proximity to local schools and train stations, and convenient access to the wider motorway network.

A versatile and well-positioned family home offering excellent accommodation both inside and out.

Early viewing is highly recommended to appreciate the space, position and far-reaching views this property has to offer.

## Entrance Hall

**1.82 x 3.93 (5'12" x 12'11")**

Access to the living room, kitchen diner and the stairs leading to the first floor. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

## Living Room

**3.56 x 3.99 (11'8" x 13'1")**

Log burner. Wood effect flooring. UPVC double glazed window to the front elevation.



## Kitchen Diner

**5.55 x 3.02 (18'3" x 9'11")**

Range of high and low level kitchen units. Log burner. Integrated extractor hood. One and half bowl sink with drainer and chrome mixer tap. Space for washing machine, cooker and American style fridge freezer. UPVC door giving access to the rear garden. French door leading to the sunroom. UPVC double glazed windows leading to the rear elevation.



## Conservatory

**3.15 x 3.18 (10'4" x 10'5")**

Wood effect flooring. UPVC double glazed windows to the rear elevations. Patio door looking to the rear garden.

## Landing

**2.17 x 2.81 (7'1" x 9'3")**

Access to all three bedrooms, loft and the house bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.

## Bedroom One

**3.31 x 4.05 (10'10" x 13'3")**

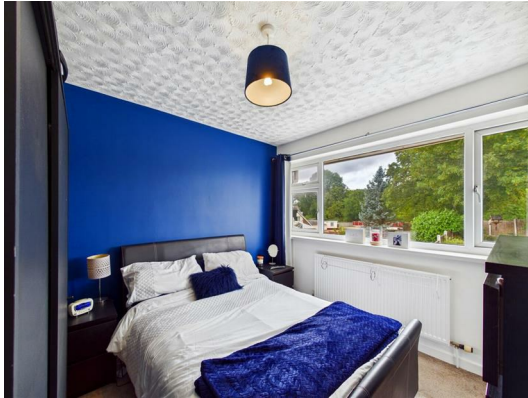
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



## Bedroom Two

**3.03 x 3.04 (9'11" x 9'12")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



## Bedroom Three

**2.15 x 2.87 (7'1" x 9'5")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



## Bathroom

**2.51 x 1.80 (8'3" x 5'11")**

White suite comprising of panel bath with chrome tap and shower attachment. Shower cubicle with shower. WC with low level flush. Wall mounted wash hand basin with chrome mixer tap. Wood effect flooring. Full height wall tiling. Central heated radiator. UPVC double glazed frosted window to the rear aspect.



## External

To the front, the property enjoys a generous driveway providing ample off-road parking and access to the detached garage. A well-established front garden features mature hedging, shrubs and planted borders, complemented by a low-level brick boundary wall and decorative railings. Gated side access leads through to the rear.

To the rear is a generously proportioned, enclosed garden arranged over gently rising levels. The garden incorporates a patio and decked seating area immediately adjoining the property, providing an ideal space for outdoor dining and entertaining, with a lawned section and low-maintenance

slate-chipped areas beyond. Mature trees, shrubs and established planting provide an attractive backdrop, while the elevated position enjoys pleasant open views across the surrounding area.

A detached single garage provides useful additional storage or secure parking, with an adjoining covered area and further hardstanding. The rear garden is enclosed by timber fencing and benefits from access alongside the property.



## 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.

### **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.

### **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

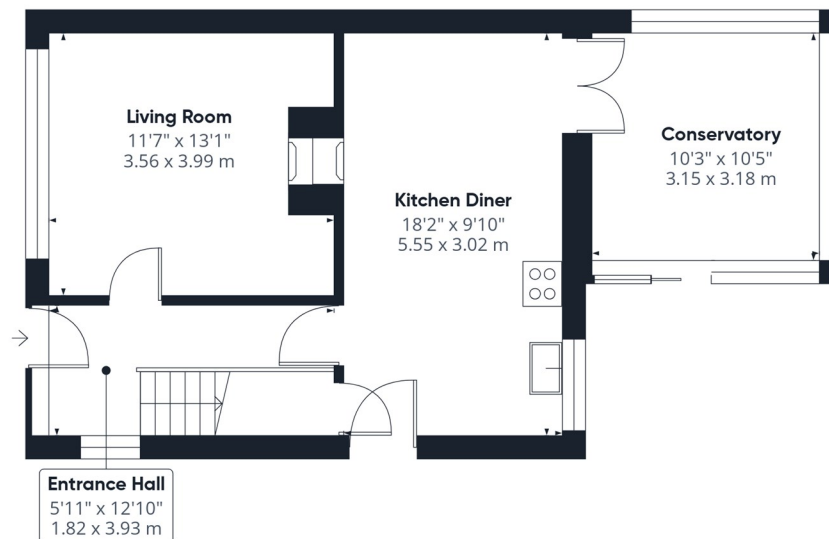
CASTLEFORD - 01977 558480

### **UTILITIES BROADBAND & MOBILE COVERAGE**

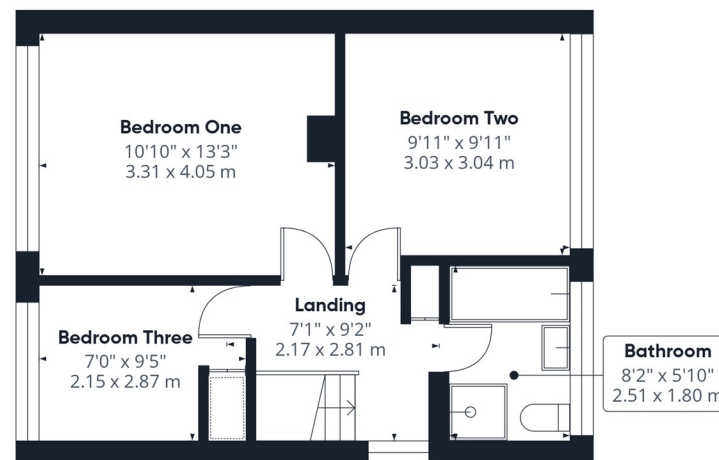
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### **TENURE AND COUNCIL TAX BANDING**

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.



Floor 0



Floor 1

Approximate total area<sup>m</sup>

936 ft<sup>2</sup>  
86.9 m<sup>2</sup>

(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.

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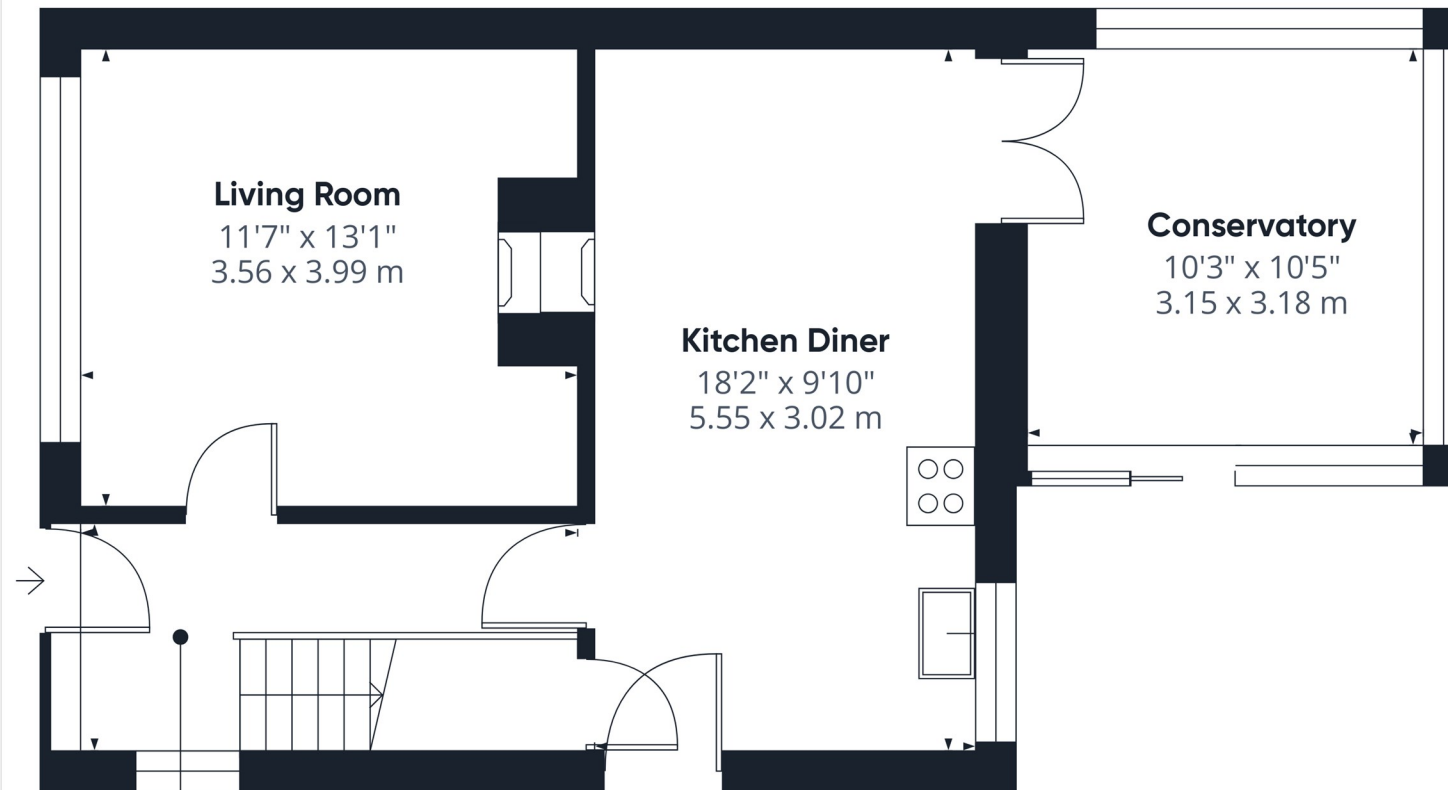
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[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)





**Entrance Hall**  
5'11" x 12'10"  
1.82 x 3.93 m



Floor 0

Approximate total area<sup>m</sup>  
536 ft<sup>2</sup>  
49.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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