

...Your proactive estate agent



**Downland Crescent, Knottingley, WF11 0EH**  
**Offers In Excess Of £180,000**



MODERN KITCHEN\*\* UTILITY\*\*GROUND FLOOR W.C \*\*AMPLE OFF STREET PARKING. This semi detached property is situated in Knottingley and briefly comprises: entrance porch, living room, kitchen, rear entrance porch/utility and ground floor w.c. Viewing is highly recommended to fully appreciate the style of property on offer. WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.



## GROUND FLOOR ACCOMMODATION

### Entrance

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

### Entrance Hallway

**1.44m x 1.03m (4'8" x 3'4" )**

Having central heating radiator, keypad for burglar alarm and coving. Door leading to:

### Living Room

**4.94max x 4.14max (16'2"ax x 13'6"ax )**

uPVC double glazed window to the front elevation, coving, television point, open staircase giving access to the first floor accommodation and handy understairs storage cupboard. Door leading to:



### Breakfast Kitchen

**3.63m x 2.84m (11'10" x 9'3" )**

Having base and wall units in a royal blue colour with gold effect handles. Timber effect roll top laminated work tops. Four ring electric induction hob with decorative splashback and fan assisted electric oven beneath. Single drainer sink in black with matching mixer tap over. uPVC double glazed window to the rear elevation, tiled splashbacks, ceramic floor tiling, central heating radiator and door leading to:



### Rear Entrance Porch/Utility

**2.11m x 1.22m (6'11" x 4'0" )**

Having roll top laminated work top with tiled splashbacks, plumbing for automatic washing machine, ceramic floor tiling, central heating radiator, uPVC double glazed window to the rear elevation. Composite entrance door with two double glazed frosted panels and doorway leading to:



### Ground Floor Cloaks

**1.44m x 1.22m (4'8" x 4'0" )**

Having a white suite comprising: close coupled w.c and wall mounted wash hand basin with chrome taps over and tiled splashbacks. Central heating radiator, ceramic floor tiling.



## FIRST FLOOR ACCOMMODATION

### Landing

With timber spindles and balustrade, uPVC double glazed window to the side elevation, central heating radiator, built-in cupboard with double hanging space, access to the loft and doors leading off.

### Bedroom One

**4.13 max x 3.53max (13'6" max x 11'6"ax )**

Having two uPVC double glazed windows to the front elevation, handy built-in storage cupboard (the bedroom used to have a en-suite shower room and still has the plumbing to re-connect).



### Bedroom Two

**3.16m x 2.06m (10'4" x 6'9" )**

uPVC double glazed window to the rear elevation, central heating radiator.



### Bedroom Three

**2.50m x 1.97m (8'2" x 6'5" )**

Having central heating radiator, uPVC double glazed window over looking the rear garden.



### Family Bathroom

**1.87m x 1.69m (6'1" x 5'6" )**

Having a white suite comprising: bath with waterfall chrome mixer tap over and integrated shower attachment with fixed and floating shower head. Pedestal wash hand basin with waterfall chrome mixer tap over and close coupled w.c. Tiled to the half way point to all walls and matching ceramic floor tiles. Ceiling mounted electric extractor fan.



### EXTERIOR

#### Front

Enclosed with combination of perimeter wall and perimeter fence with lawned area and tarmac driveway providing off street parking for multiple vehicles. Flagged pathway gives

access to the front door with storm porch over and timber gate gives vehicular and pedestrian access down the side of the property and leads to a detached brick built garage with roller shutter door, power and light connected and storage above.

#### Rear

Combination of decorative pebbled area, patio area, lawns and further decking area. outside tap and outside lamp.



### 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

CASTLEFORD - 01977 558480

### **UTILITIES, BROADBAND AND MOBILE COVERAGE**

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

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.

### **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.

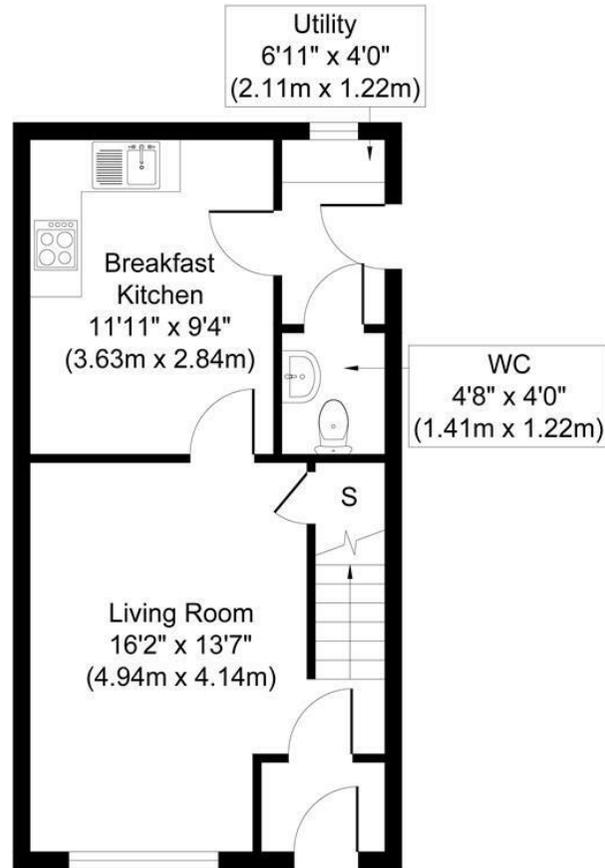
### **TENURE AND COUNCIL TAX BANDING**

Tenure: Freehold

Local Authority: Wakefield

Tax Banding: C

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.



**Ground Floor**  
**Approximate Floor Area**  
**366 sq. ft**  
**(34.03 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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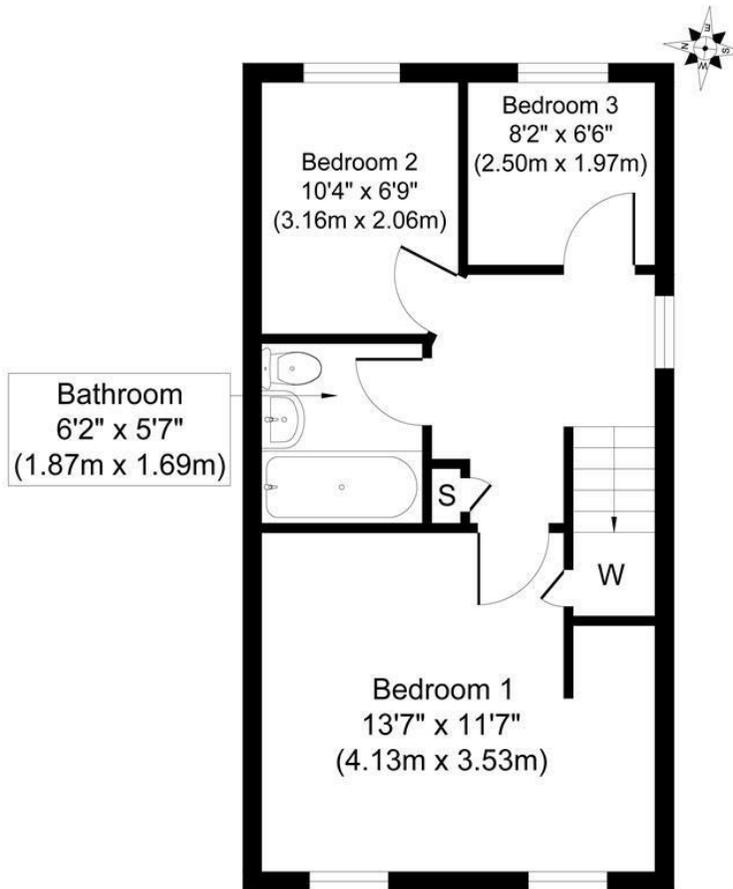
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**First Floor**  
**Approximate Floor Area**  
**366 sq. ft**  
**(34.03 sq. m)**

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