Park Row

The proactive estate agent

Oak Tree Crescent, Knottingley, WF11 0FA

Offers In Excess Of £240,000

3 1 1 B

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

Lead In

Situated on the popular Gleeson Park development in Knottingley, this modern three-bedroom detached home offers an excellent opportunity for a wide range of buyers.

Still within its new build warranty, the property is modern throughout and ready to move into, with no need for immediate renovation. The accommodation includes a welcoming lounge, a well-appointed kitchen diner and three good-sized bedrooms, making it an ideal choice for families, first-time buyers or those looking to move into a contemporary home.

Externally, the property benefits from a driveway providing off-road parking and a separate garage, offering valuable additional storage or parking space.

The location is particularly appealing for commuters, with excellent accessibility to the A1 and M62 motorway networks. The development is also conveniently situated for local schools, shops and everyday amenities, making it a practical choice for those seeking a well-connected home.

This is a property that would suit a large range of buyers and offers a fantastic opportunity to purchase a modern detached home in a popular residential development. Viewing is essential to fully appreciate the home, its style and the accommodation on offer.

Entrance Hall

5'2" x 3'4" (1.57 x 1.01)

Access to WC and living room. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

WC

5'1" x 2'9" (1.54 x 0.85)

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

Living Room

14'6" x 14'6" (4.42 x 4.43)

Access to the kitchen and stairs leading to the first floor. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen

9'5" x 14'5" (2.88 x 4.40)

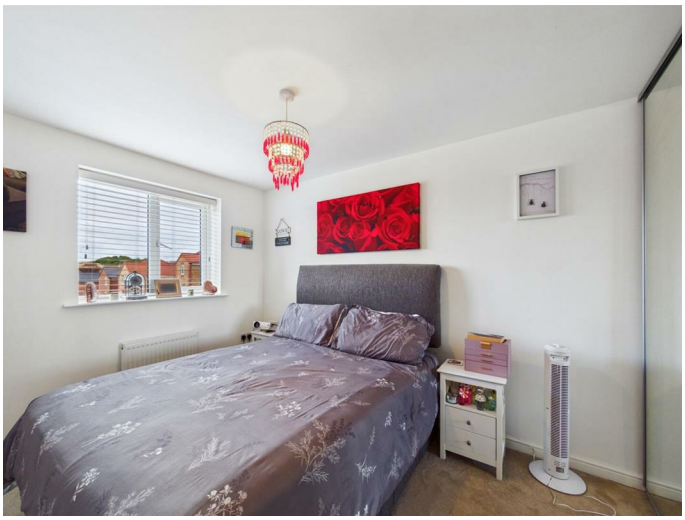
A modern range of high and low level kitchen units. Integrated appliances including oven, hob and extractor fan. Space for fridge freezer. Plumbing for washing machine. Sink with drainer and chrome mixer tap. UPVC double glazed French doors leading to the rear garden. Wood effect flooring. UPVC double
glazed window to the rear elevation.

Landing

9'5" x 6' (2.87 x 1.84)

Access to all three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

Bedroom One
10'11" x 8'2" (3.32 x 2.48)



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

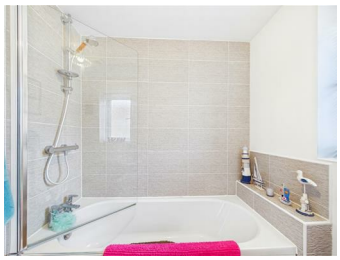
Bedroom Two
9'4" x 8'2" (2.84 x 2.50)

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

Bedroom Three
8'1" x 6'1" (2.47 x 1.86)

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

Bathroom
6' x 6'2" (1.84 x 1.87)



White suite comprising of panel bath with shower screen, chrome tap and mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

External

To the front, the property enjoys an attractive and well-presented frontage with a generous private driveway providing ample off-street parking and access to the garage. To the rear is a generously proportioned, fully enclosed garden, offering a good degree of privacy and plenty of scope for buyers to make the space their own. The garden is arranged over multiple levels, incorporating a paved patio area immediately outside the property, ideal for outdoor seating and entertaining, together with lawned areas and a raised gravelled section with a timber fence boundary.

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

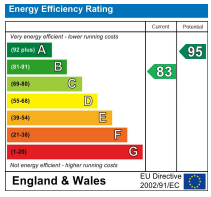
UTILITIES BROADBAND & MOBILE COVERAGE

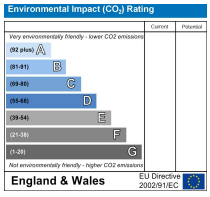
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.

T 01977 791133
W www.parkrow.co.uk
30 Newgate, Pontefract, West Yorkshire, WF8 1DB
pontefract@parkrow.co.uk





MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS