Park Row

The proactive estate agent

Oakfield Crescent, Knottingley, WF11 0JT

Offers Over £170,000

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Lead In

Situated on the popular Oakfield Crescent in Knottingley, this good-sized three-bedroom semi-detached house is an ideal choice for first-time buyers and families alike.

The property offers well-proportioned accommodation including three good-sized bedrooms, a comfortable lounge, fitted kitchen, downstairs WC and house bathroom. Externally, there is off-street parking, a front garden and a good-sized enclosed rear garden, providing an excellent outdoor space for families and entertaining.

The property is ideally positioned for access to a range of local amenities, including supermarkets, shops and restaurants. For commuters, there are excellent transport links with easy access to the M62 and A1 motorway networks, while the local railway station is also close by.

An early viewing is highly recommended to appreciate the size, location and potential this property has to offer.

Entrance Hall

6'6" x 10'10" (1.98 x 3.30)

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

Living Room

13'11" x 12'5" (4.23 x 3.79)

Feature fire with hearth and surround. Carpeted throughout. UPVC double glazed bay window to the front elevation.

Kitchen Diner

17'7" x 9'5" (5.37 x 2.88)

A range of high and low level kitchen units with integrated oven and hob. Plumbing for washing machine. Space for fridge freezer. Door giving access to the rear garden. Tiled effect flooring. UPVC double glazed window to the rear elevation.

WC

2'10" x 3'1" (0.86 x 0.93)

WC with low level flush. Tiled effect flooring. Access door leading to the rear garden.

Landing

5'4" x 5'7" (1.63 x 1.70)

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

Bedroom One

12'5" x 12'4" (3.78 x 3.77)

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

Bedroom Two

12'5" x 9'5" (3.79 x 2.87)

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

Bedroom Three
8'2" x 9'5" (2.48 x 2.88)

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

Bathroom
8'2" x 7'9" (2.49 x 2.37)

White suite comprising of shower cubicle with electric shower. Panel bath with chrome taps. Wash hand basin with chrome taps. WC with low level flush. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

External

To the front, the property benefits from a gated and enclosed garden with a pathway leading to the main entrance. The frontage is predominantly laid to lawn with low-maintenance gravelled areas, while a pathway continues along the side of the property providing convenient access to the rear garden. To the rear is a generous enclosed garden offering an excellent outdoor space for families and entertaining. The garden is predominantly laid to lawn with a paved pathway, raised decked seating area. The decked area provides ample space for outdoor furniture and entertaining, while established hedging to the rear adds a pleasant degree of privacy.

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:

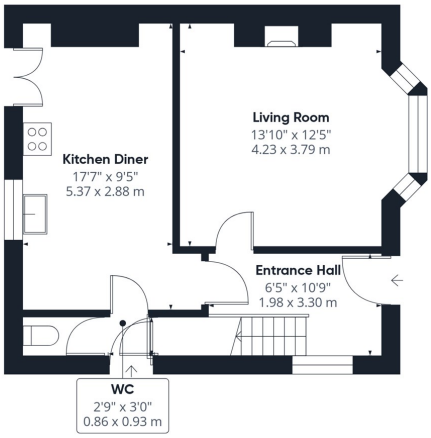
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

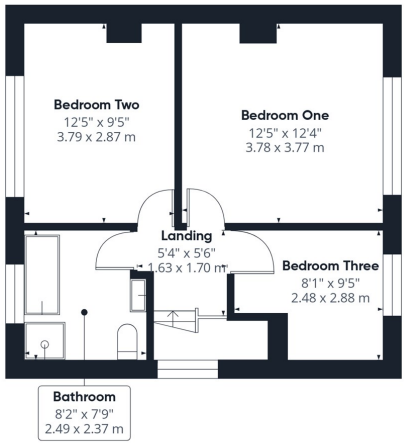
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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(1)

882 ft²

81.9 m²

(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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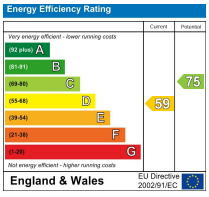

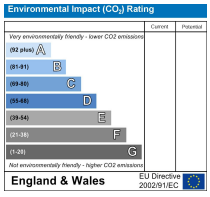

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