...Your proactive estate agent

Knottingley Road, Pontefract, WF8 2LB

Offers Over £170,000

Park Row

The home is beautifully maintained and tastefully decorated throughout, providing a ready-to-move-in opportunity for a range of buyers. The spacious layout features a welcoming living area, an open plan fitted kitchen, and two generously sized bedrooms, making it an excellent choice whether you're buying your first home, investing, or looking to downsize.

Externally, the property boasts its own driveway and garage along with both front and rear gardens—offering outdoor space to relax or entertain in a tranquil setting.

GROUND FLOOR ACCOMMODATION

Kitchen
With a range of wall and base kitchen units and complementary work surfaces over, stainless steel sink drainer and mixer tap, electric oven hob and extractor. UPVC double glazed window to the front aspect and a UPVC double glazed access door. Stairs to the first floor and open aspect to the lounge.

Lounge
Open to the kitchen. Inset brick fireplace with a Gas burning stove. Double glazed patio doors which lead to the rear garden. under stairs storage cupboard and a gas central heated radiator.

Landing
Loft access UPVC double glazed window. Access to bedroom one and two and the family bathroom.

Bedroom one
UPVC double glazed window to the rear elevation and a gas central heated radiator

Bedroom two
Storage space and a UPVC double glazed rear window. Gas central heated radiator.

Bathroom
With a walk-through dressing area leads down to the bathroom. The bathroom is equipped with a white modern bathroom suite WC wash hand basin bath with a shower over the walls are partly tiled UPVC double glaze window to the front elevation. Central heated radiator.

Garden to the front
A low maintenance driveway and garage are built adjacent to the property. There is a shared access driveway between this and the property. Then there is an additional enclosed buffer garden which leads to the front door access.

Side garden
Paved seating area with gate and timber fencing leads round to the rear.

Rear garden
The garden is mainly landscaped with a decking area and pebbled planting area.

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

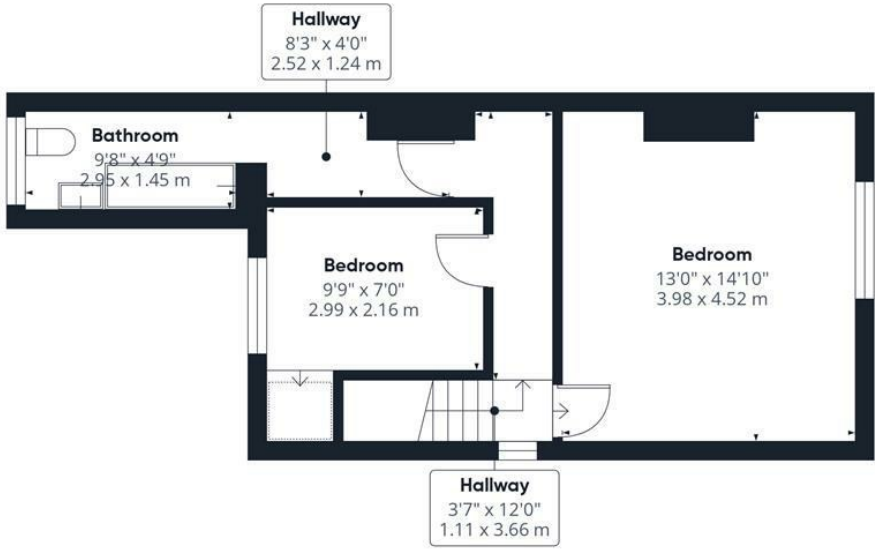
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

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

The Property Ombudsman

Park Row

Floor 0



Floor 1

Approximate total area(1)

744 ft²

69.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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Floor 0

Approximate total area(1)

371 ft²

34.5 m²

(1) Excluding balconies and terraces

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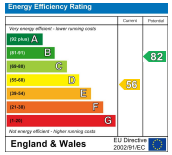

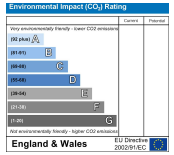

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