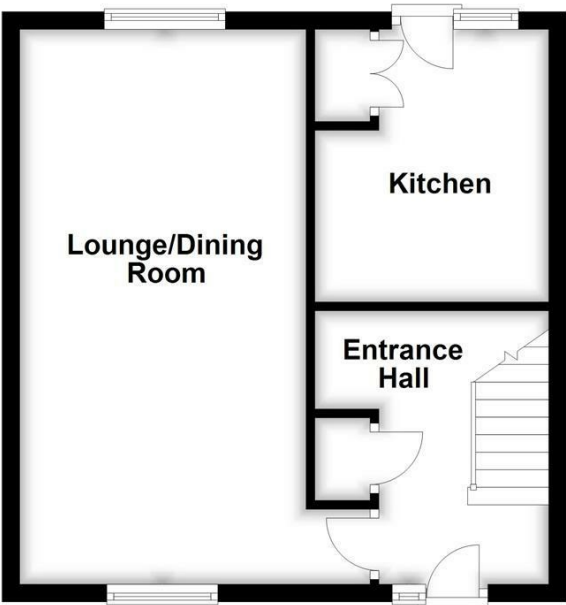




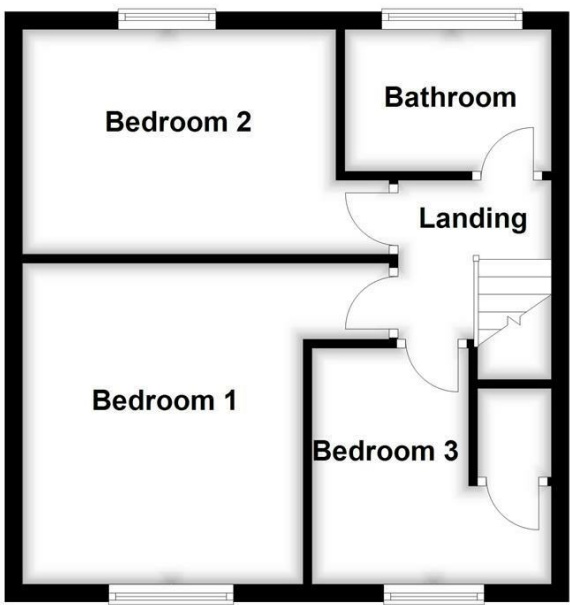
WAKEFIELD | OSSETT | HORBURY  
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD  
01924 899 870 | 01977 798 844

Ground Floor



First Floor

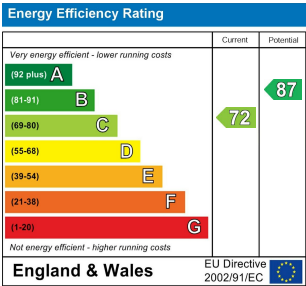


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



**FREE MARKET APPRAISAL**  
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



## 10 Pinewood Place, Knottingley, WF11 0QH

### For Sale Freehold Offers Over £115,000

Situated in Knottingley is this superbly presented three bedroom end terrace, having being recently refurbished throughout by the current owners and benefitting from modern kitchen and bathroom and gardens to the front and rear.

The property briefly comprises of the entrance hall, lounge/diner and kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front the garden is laid to lawn with paved pathway to the front door. To the rear is a paved patio area, perfect for al fresco dining with brick built outbuilding, fully enclosed by timber fencing with rear timber gate.

Knottingley is ideal for a range of buyers and the property itself is within walking distance of local amenities such as shops and schools. For those who look to travel for work, Knottingley is sat on both the A1 and M62 links. Knottingley does have its own train station and is on local bus routes to and from neighbouring towns such as Castleford and Pontefract.

Only a full internal inspection will truly show what is on offer at this property and an early viewing comes highly advised.





## ACCOMMODATION

### ENTRANCE HALL

Composite front door, stairs to the first floor landing, central heating radiator and doors to the lounge/diner and a storage cupboard.

### LOUNGE/DINER

20'9" x 13'1" [max] x 10'8" [min] [6.33m x 3.99m [max] x 3.27m [min]]

UPVC double glazed windows to the front and rear, two central heating radiator, coving to the ceiling and door to the kitchen.



### KITCHEN

10'2" x 8'9" [max] x 6'4" [min] [3.11m x 2.67m [max] x 1.95m [min]]

Range of modern base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, integrated oven and four ring electric hob. UPVC double glazed door and window to the rear garden and fitted storage cupboard. UPVC double glazed door and window to the rear garden, fitted storage cupboard.



### FIRST FLOOR LANDING

Loft access and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

12'0" x 13'9" [max] x 10'5" [min] [3.66m x 4.2m [max] x 3.2m [min]]

UPVC double glazed window to the front and central heating radiator.



### BEDROOM TWO

8'5" x 13'9" [max] x 11'10" [min] [2.59m x 4.2m [max] x 3.62m [min]]

UPVC double glazed window to the rear and central heating radiator.



### BEDROOM THREE

8'10" x 9'3" [max] x 4'4" [min] [2.71m x 2.84m [max] x 1.33m [min]]

Access to an overstairs storage cupboard, UPVC double glazed window to the rear and central heating radiator.

### BATHROOM/W.C.

7'8" x 5'3" [2.36m x 1.62m]

UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. Partially tiled.



### OUTSIDE

To the front of the property the garden is laid to lawn and paved pathway to the front door. To the rear the garden is predominantly a paved patio area, perfect for outdoor dining and entertaining with a brick built outbuilding for storage, fully enclosed by timber fencing with a rear timber gate.



### PLEASE NOTE

This property is non-standard construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

### COUNCIL TAX BAND

The council tax band for this property is A.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.