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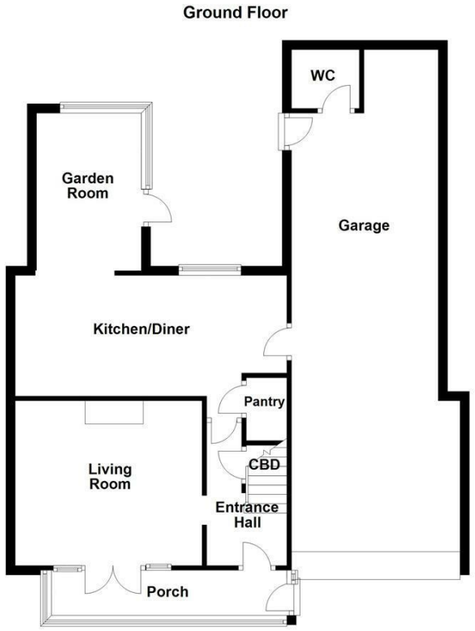
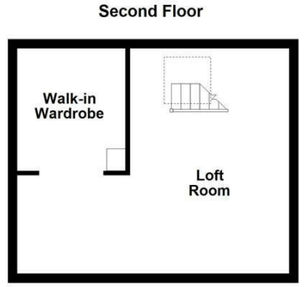




27 Marine Villa Road, Knottingley, WF11 8ER

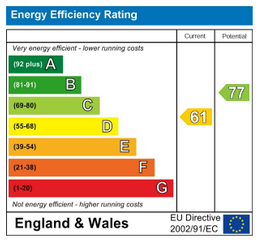
For Sale Freehold Guide Price £270,000

A superb opportunity to purchase this well presented three bedroom semi detached house renovated to a high standard throughout benefitting from modern fitted kitchen/diner, extended garden room, ample off road parking and attractive landscaped rear garden with large summerhouse and outbuilding.

The property briefly comprises of entrance hall, kitchen/diner with pantry cupboard, integral garage with downstairs w.c., extended garden room with underfloor heating, living room and porch. The first floor landing leads three well proportioned bedrooms and modern wet room. A further staircase leads to the loft room with walk in wardrobe. Outside to the front is a concrete driveway providing off road parking for two vehicles leading to the garage and artificial lawned garden. To the rear is a generously proportioned lawned garden incorporating porcelain paved patio area, timber summerhouse, built in BBQ and large outbuilding providing plenty of storage.

The property is within walking distance to the local amenities and schools located nearby with great access to Pontefract town centre and Knottingley train station within close proximity. The M62 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



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.

ACCOMMODATION

ENTRANCE HALL
Staircase leading to the first floor, white contemporary radiator, UPVC double glazed door leading out to the back porch, coving to the ceiling, laminate flooring, solid wooden doors providing access into the living room and modern fitted kitchen/diner. Small cupboard door providing access into the understairs storage cupboard.

KITCHEN/DINER
10'0" (max) x 8'7" (min) x 19'4" (3.06m (max) x 2.64m (min) x 5.90m)
Range of wall and base units with laminate work surface over and laminate upstanding above, Franke double sink and drainer with swan neck instant hot tap, space for an American style fridge/freezer, fully porcelain tiled floor, twin integrated oven and grill with four ceramic hobs, glass splash back and black glass cooker hood over, as well as a microwave oven above. Archway providing access into the garden room, UPVC double glazed window overlooking the rear aspect, coving to the ceiling, inset spotlights to the ceiling and UPVC double glazed door leading to the garage. Solid wooden door providing access into the pantry.

PANTRY
Fully tiled floor and light within.

GARAGE
11'10" (max) x 10'0" (min) x 31'11" (3.61m (max) x 3.07m (min) x 9.74m)
Larger than average garage with electric roller door to the front, UPVC door to the rear garden, timber door to the w.c., strip lighting, central heating radiator and power within. Space and plumbing for a washing machine and further storage area to the rear.

W.C.
4'0" x 3'10" (1.22m x 1.19m)
Fully tiled floor, low flush w.c., wall hung combi condensing boiler and fixed shelving within. Power and light.

GARDEN ROOM
11'1" x 8'0" (3.39m x 2.44m)
UPVC double glazed windows to the side and rear with a door leading out to the rear garden, fully porcelain tiled floor with underfloor heating, cast iron multi fuel burner, white contemporary radiator, pitch sloping ceiling with inset spotlights and large Velux style timber double glazed window providing plenty of natural light.

LIVING ROOM
13'1" x 11'7" (4.01m x 3.54m)
Coving to the ceiling, white contemporary radiator, laminate flooring, multi fuel cast iron burner inset into chimney breast with granite hearth, decorative tiled interior and solid wooden surround. Fixed shelving to the left of the chimney breast with downlights and fitted drawers. Set of UPVC double glazed French doors with windows with built in blinds leading to the porch.

PORCH
16'8" x 3'1" (5.09m x 0.95m)
Pitch tinted glass roof with UPVC floor to ceiling windows with built in blinds, UPVC door providing access onto the driveway, UPVC double glazed door leading into the entrance hall, power and light within.

FIRST FLOOR LANDING
Glass balustrade, solid wooden doors leading to three bedrooms and modern wet room. UPVC double glazed window with built in blind overlooking the side elevation, coving to the ceiling and timber staircase with handrail leading to the loft room.

WET ROOM/W.C.
4'10" x 6'11" (1.49m x 2.13m)
Fully porcelain tiled walls, wet room floor, mixer shower with chrome rain shower head and wall mounted shower attachment, wall hung wash basin with chrome mixer tap, low flush w.c., white contemporary radiator, wall mounted extractor fan, inset spotlights to the ceiling with UPVC cladding and UPVC double glazed window overlooking the rear elevation.

BEDROOM ONE
7'10" x 8'7" (plus walk in area) (2.41m x 2.64m (plus walk in area))
UPVC double glazed window overlooking the rear elevation, coving to the ceiling, central heating radiator, laminate flooring and fitted wardrobes with mirror glass sliding doors to two sides providing a wealth of storage.

BEDROOM TWO
10'7" x 8'6" (plus walk in area) (3.23m x 2.60m (plus walk in area))
Range of fitted wardrobes, UPVC double glazed window overlooking the front elevation, laminate flooring, central heating radiator and coving to the ceiling.

BEDROOM THREE
8'6" x 5'1" (min) x 6'2" (max) (2.61m x 1.55m (min) x 1.88m (max))
Coving to the ceiling, fitted double wardrobe with mirror glass sliding doors, laminate flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.

LOFT ROOM
11'2" (min) x 19'2" (max) x 2'10" (3.42m (min) x 5.86m (max) x 0.88m)
Central heating radiator with radiator cover, opening providing access into a walk in wardrobe, inset spotlights to the ceiling and timber double glazed window with built in blind overlooking the rear elevation.

WALK IN WARDROBE
Sensor lighting with inset spotlights to the ceiling, fixed shelving to the walls and wardrobe rails.

OUTSIDE
To the front of the property is a concrete driveway providing off road parking with low maintenance artificial lawned garden enclosed by timber panelled surround fences and solid stone walls. To the rear there is a porcelain paved patio area, perfect for entertaining and dining purposes, an attractive lawned garden with large timber summerhouse incorporating timber double doors, built in BBQ, pebbled pathway, timber swing, mature tree and timber store. A low maintenance artificial lawned seating area in front of a built in log store. Timber door providing access into a large concrete outbuilding cladded with wood with light within providing plenty of useful storage and a timber gate provides access onto the football field behind.

SUMMERHOUSE
13'0" x 7'1" (3.97m x 2.18m)
Currently used as a gym but could be used for a variety of purposes. Power and light within. Timber single glazed windows to the front and sides.

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.