Richard Kendall Estate Agent

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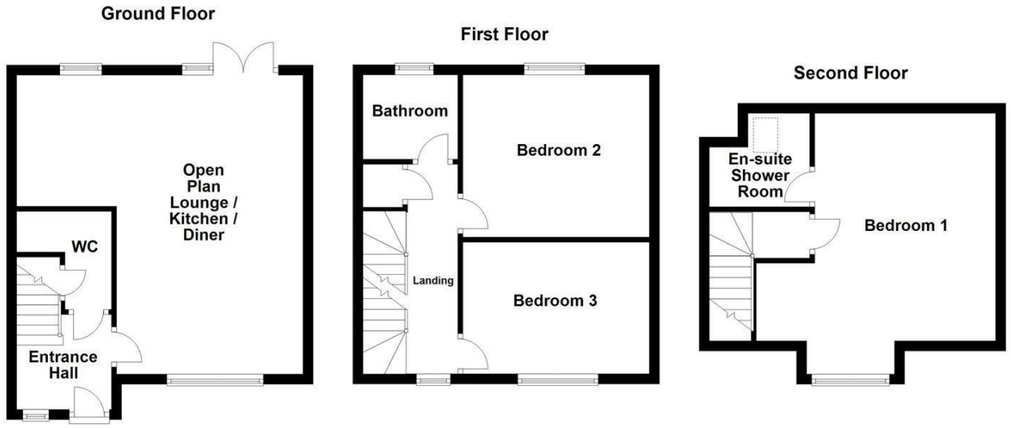
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



37 The Wharf, Knottingley, WF11 8BT

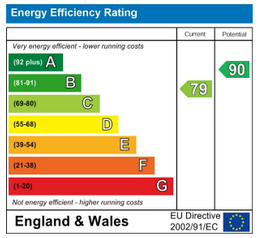
For Sale Freehold £218,000

Nestled in this sought after development is this three bedroom mid town house with accommodation spanning over three floors including open plan living/kitchen/dining room, off road parking and gardens with views of the canal.

The property briefly comprises of the entrance hall, downstairs w.c. and open plan living/kitchen/dining room. To the first floor landing there are two bedrooms and the house bathroom/w.c. A further set of stairs lead to the second floor leading which in turn leads to bedroom one boasting en suite shower room/w.c. Outside to the front there is a lawned garden and paved pathway to the front door. To the rear is a tired garden incorporating paved patio areas and raised area housing a summerhouse, fully enclosed by walls and timber fencing.

Knottingley is ideal for a range of buyers, as for those looking to be close to local amenities these are only a stones throw away including shops and schools and large facilities. Knottingley does have local bus routes running to and from neighbouring towns such as Pontefract and Castleford and does have its own train station for more major city links. Knottingley is also ideal as it is close to the national motorway link in the form of both the A1 and M62 for those who look to commute further afield.

Only a full internal inspection will truly show what is to offer at this property and so an early viewing is advised to avoid disappointment.



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
Central heating radiator, UPVC double glazed window to the front, stairs to the first floor landing and doors to the downstairs w.c. and open plan lounge/kitchen/dining room.

W.C.
6'4" x 9'8" (max) x 3'0" (min) (1.95m x 2.95m (max) x 0.92m (min))
Extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Access to an understairs storage cupboard.

LOUNGE/KITCHEN/DINER
18'10" x 19'6" (max) x 7'10" (min) (5.75m x 5.96m (max) x 2.39m (min))
Range of modern wall and base units with laminate work surface over, ceramic 1 1/2 sink and drainer with mixer tap and tiled splash back. Four ring gas hob with extractor hood, integrated oven, space and plumbing for a washing machine, dishwasher and fridge/freezer. UPVC double glazed windows to the front and rear, a set of UPVC double glazed French doors to the rear garden and two central heating radiators. The Ideal boiler is housed in the kitchen.

FIRST FLOOR LANDING
Central heating radiator, UPVC double glazed window to the front, access to a storage cupboard housing and doors to two bedrooms and the house bathroom. Stairs to the second floor landing.

BEDROOM TWO
12'0" x 10'7" (3.67m x 3.23m)
UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE
11'11" x 8'7" (3.65m x 2.64m)
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.
5'6" x 6'6" (1.69m x 1.99m)
UPVC double glazed frosted window to the rear, extractor fan, central heating radiator, low flush w.c., pedestal wash basin with tiled splash back, panelled bath with tiled surround.

SECOND FLOOR LANDING
Central heating radiator and door to bedroom one.

BEDROOM ONE
15'4" x 16'5" (max) x 5'1" (min) (4.69m x 5.01m (max) x 1.57m (min))
UPVC double glazed window to the front, central heating radiator, loft access and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'6" x 5'8" (max) x 3'10" (min) (1.99m x 1.74m (max) x 1.17m (min))
Velux skylight, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back, extractor fan and shower cubicle with shower head attachment and glass shower screen.

OUTSIDE
To the front of the property the garden is laid to lawn with mature shrubs and paved pathway to the front door. There is a view of the front garden looking out to the canal. To the rear is a tiered garden incorporating paved patio areas, perfect for outdoor dining and entertaining and raised paved area housing a timber built summerhouse, fully enclosed timber fencing and walls. Separate to the property is a tarmacadam driveway providing allocated off road parking for two vehicles.

COUNCIL TAX BAND
The council tax band for this property is C.

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.