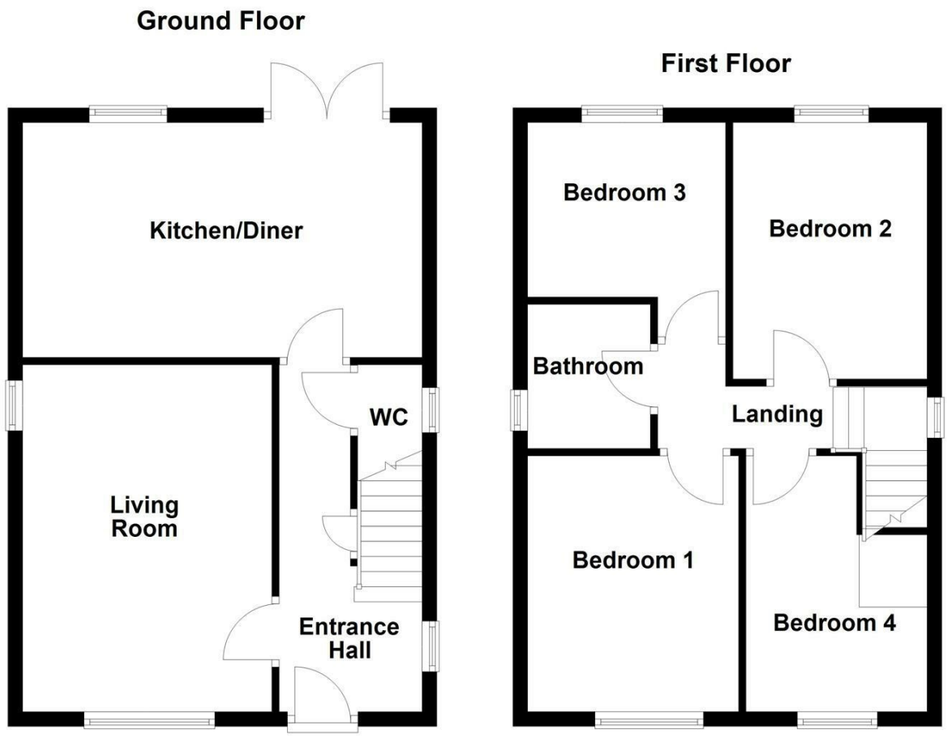
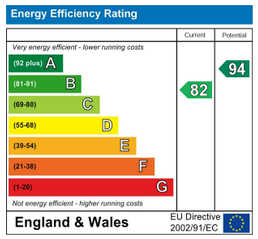




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



20 Arnall Close, Knottingley, WF11 0EL

For Sale Freehold £250,000

Nestled within a cul-de-sac on a sought after modern development in Knottingley is this superbly presented four bedroom detached family home. Offering well proportioned accommodation throughout, the property benefits from four good sized bedrooms, generous reception space and a substantial driveway providing ample off road parking.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful understairs storage and access to the living room, downstairs WC and kitchen diner, which in turn provides access to the rear garden. To the first floor, the landing provides loft access and doors leading to four bedrooms and the house bathroom. Externally, the front garden is mainly laid to lawn with mature shrubbery, alongside a driveway providing off road parking for several vehicles. The rear garden is predominantly lawned and features mature planting, a paved patio area ideal for outdoor dining, a timber shed and a timber climbing frame, making it particularly suitable for families. The garden is fully enclosed by timber fencing.

Knottingley is a popular location for a range of buyers, particularly growing families, with local shops and schools within walking distance. A wider range of amenities can be found in nearby Castleford and Pontefract. The area is well served by local bus routes, and Knottingley train station provides rail links to Leeds. The M62 and A1 motorway networks are also easily accessible for those commuting further afield.

Only a full internal inspection will fully reveal all that this excellent home has to offer. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
A composite front entrance door with frosted glass pane leads into the entrance hall, with UPVC double glazed window to the side, central heating radiator, stairs to the first floor landing, under stairs storage and doors to the downstairs WC, kitchen diner and living room.



W.C.
2'11" x 5'4" (0.90m x 1.65m)
Frosted UPVC double glazed window to the side, low flush WC, wall mounted wash basin with tiled splashback and central heating radiator.

KITCHEN DINER
17'10" x 10'5" (5.45m x 3.20m)
UPVC double glazed window to the rear and French doors with built in blinds leading out to the garden. Fitted with a range of modern gloss wall and base units with work surfaces incorporating a stainless steel sink and drainer with mixer tap. Four ring Zanussi gas hob with extractor hood above, integrated Zanussi oven, space and plumbing for a washing machine and space for a fridge freezer. Two central heating radiators.

LIVING ROOM
11'3" x 12'3" (3.45m x 3.74m)
Dual aspect room with UPVC double glazed windows to the front and side elevations and central heating radiator.



FIRST FLOOR LANDING
Loft access, central heating radiator, UPVC double glazed window to the side and doors to four bedrooms and the house bathroom.

BEDROOM ONE
11'7" x 9'7" (3.55m x 2.94m)
UPVC double glazed window to the front, central heating radiator and decorative panelling to one wall.



BEDROOM TWO
11'5" x 8'9" (3.48m x 2.67m)
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE
8'10" (max) x 9'8" (min) x 7'10" (2.70m (max) x 2.97m (min) x 2.41m)
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR
8'0" (max) x 11'6" (min) x 4'3" (2.46m (max) x 3.53m (min) x 1.31m)
UPVC double glazed window to the front, central heating radiator and bulkhead.

HOUSE BATHROOM/W.C.
6'4" x 5'6" (1.95m x 1.70m)
Frosted UPVC double glazed window to the side, low flush WC, pedestal wash basin with tiled splashback and panelled bath with mixer tap and shower over. Extractor fan, central heating radiator and part tiled walls.



OUTSIDE
Externally, the front garden is mainly laid to lawn with planted borders and mature shrubs, with a paved pathway leading to the entrance and a driveway providing off road parking for up to four vehicles, extending down the side of the property. To the rear is a generous lawned garden incorporating paved seating areas and space for a garden shed. The garden is fully enclosed by timber fencing with mature trees, making it ideal for outdoor dining, entertaining, pets and children.



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

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.