



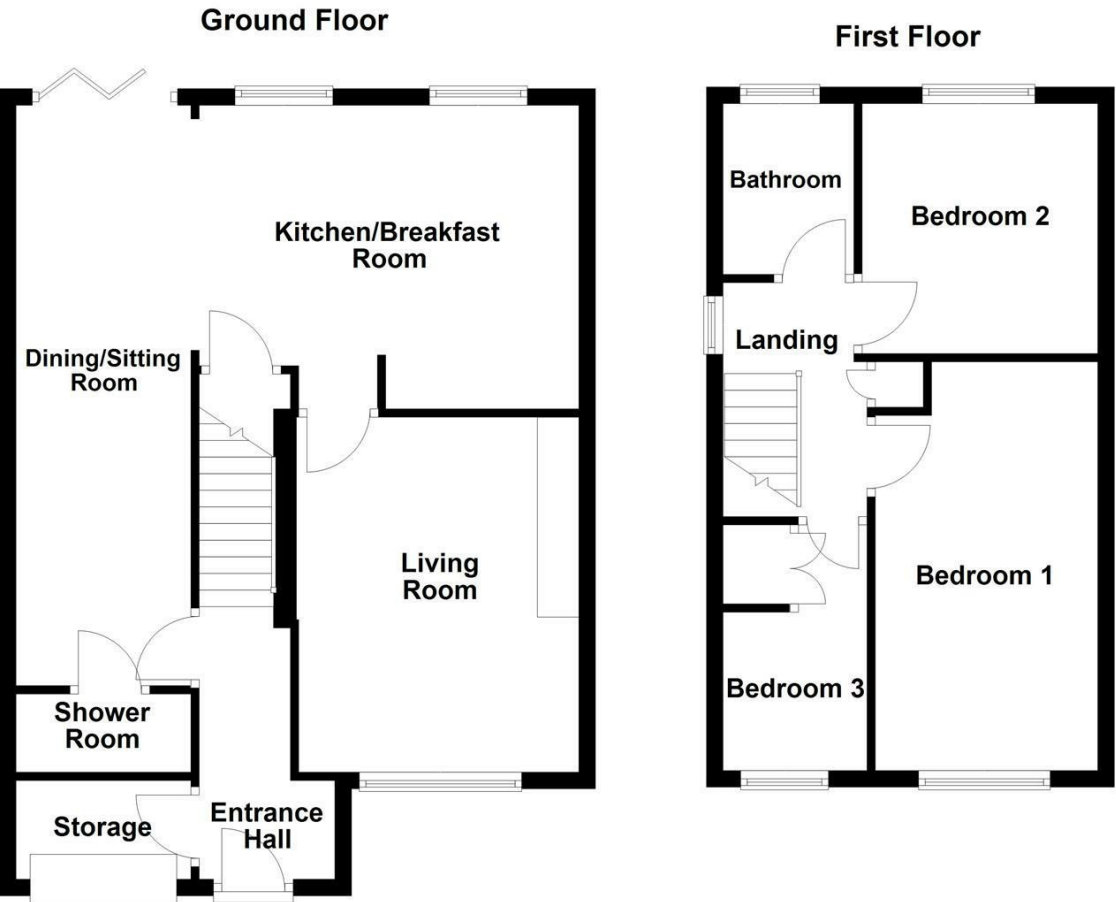
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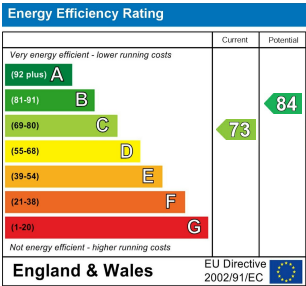


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



102 Downland Crescent, Knottingley, WF11 0EH

For Sale Freehold Asking Price £235,000

Situated on the outskirts of Knottingley, close to scenic rural walks along Womersley Road, this superbly presented and extended three bedroom semi-detached home offers well proportioned accommodation throughout. Boasting ample reception space, and a modern fitted kitchen along with a contemporary bathroom/shower room, this property is sure to appeal to a wide range of buyers.

The property briefly comprises an inviting entrance hall with staircase access to the first floor, a useful storage cupboard, and internal doors leading to the garage/store and the spacious sitting/dining room. The sitting/dining room provides a versatile living space and benefits from bi-folding doors opening onto the rear garden, as well as access to the downstairs shower room. An open-plan layout leads through to the kitchen/breakfast room, which in turn provides access to additional storage and the living room. To the first floor, the landing offers loft access and a further storage cupboard housing the Zanussi combination boiler. Doors lead to three well proportioned bedrooms and the house bathroom, completing the internal accommodation. Externally, the front of the property features a low maintenance block paved driveway providing off-street parking for at least two vehicles, enclosed by boundary fencing. The rear garden is designed with ease of maintenance in mind, being predominantly laid with artificial lawn and incorporating a paved patio area, ideal for outdoor dining and entertaining. The garden also offers space for a timber-built shed and summer house, and is fully enclosed, making it suitable for both children and pets.

Knottingley remains a popular and convenient location for a variety of purchasers, including first time buyers, growing families, and professional couples. The property is well positioned for local shops, schools, and amenities, many of which are within walking distance. Further facilities can be found in neighbouring towns such as Pontefract and Castleford. Excellent transport links include local bus routes, Knottingley railway station with connections to Leeds and beyond, and easy access to the M62 motorway, ideal for commuters.

Only a full internal inspection will truly reveal the quality and space this excellent home has to offer. Early viewing is highly recommended to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

Concrete front door leading into the entrance hall, featuring a central heating radiator, staircase providing access to the first floor, a fitted storage cupboard, and doors leading to the storage area and the dining sitting room.

STORAGE AREA

74" x 47" [2.25m x 1.40m]
Equipped with a manual roller door, as well as power and lighting, providing useful additional storage space.

DINING SITTING ROOM

22'11" x 6'10" [7.0m x 2.10m]
A spacious and versatile reception area with ceiling spotlights, a column style central heating radiator, bi-folding doors opening onto the rear garden, open access through to the kitchen breakfast room, and a door leading to the shower room.



SHOWER ROOM

6'10" x 3'3" [2.10m x 1.0m]
Appointed with ceiling spotlights, central heating radiator, low flush WC, pedestal wash basin with mixer tap and tiled splashback, and a shower cubicle with overhead shower, detachable shower attachment, glass shower screen, tiling throughout, and an extractor fan.

KITCHEN BREAKFAST ROOM

15'1" x 12'0" [max] x 9'8" [min] [4.62m x 3.66m [max] x 2.96m [min]]
Fitted with two UPVC double glazed windows to the rear, ceiling spotlights, column-style central heating radiator, and access to under-stairs storage. The kitchen comprises a range of modern wall and base units with quartz work surfaces incorporating a 1.5 bowl stainless steel sink with instant hot water mixer tap and drainer, five-ring gas hob with quartz splashback and stainless steel extractor hood above, integrated double oven, dishwasher, washing machine, and fridge freezer. Additional features include pull-out larder units and space-saving cupboard solutions. A door provides access to the living room.

LIVING ROOM

14'0" x 11'1" [max] x 10'5" [min] [4.28m x 3.38m [max] x 3.18m [min]]
A well proportioned reception space featuring a media wall-style inset for a television, central heating radiator, and a UPVC double glazed window to the front.



FIRST FLOOR LANDING

With a UPVC double glazed window to the side, loft access via a pull-down ladder [with power and lighting, fully boarded for storage], storage cupboard housing the gas boiler, and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

8'11" x 14'5" [max] x 13'7" [min] [2.72m x 4.40m [max] x 4.16m [min]]
Featuring decorative wall panelling, coving to the ceiling, fitted wardrobes, central heating radiator, and a UPVC double glazed window to the front.



BEDROOM TWO

9'11" x 9'4" [3.03m x 2.87m]
With a UPVC double glazed window to the rear, curved ceiling, central heating radiator, and a range of fitted wardrobes.



BEDROOM THREE

5'10" x 10'2" [max] x 6'6" [min] [1.80m x 3.10m [max] x 2.0m [min]]
Including fitted storage [incorporating space over the bulkhead], central heating radiator, and a UPVC double glazed window to the front.

BATHROOM

6'9" x 5'5" [2.08m x 1.67m]
Comprising a frosted UPVC double glazed window to the rear, matte black ladder style central heating radiator, concealed cistern low flush WC, ceramic wash basin set within a vanity storage unit with mixer tap, panelled bath with mixer tap, ceiling spotlights, extractor fan, and complementary half-height tiling.



OUTSIDE

Externally, the front of the property offers a low maintenance garden with a walled boundary and a block paved driveway providing off-street parking for two to three vehicles, giving access to both the front entrance and the garage style storage. The rear garden is also designed for low maintenance, predominantly laid with artificial lawn and complemented by stone paving, ideal for outdoor dining and entertaining. There is additional space suitable for a garden shed or summer house. The garden is fully enclosed by fencing, making it well-suited for pets and children.



COUNCIL TAX BAND

The council tax band for this property is B.

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.

EPC RATING

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

VIEWINGS

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