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## 37 Hall Court, Brotherton, Knottingley, WF11 9HF

### For Sale Freehold Offers Over £300,000

Nestled within a sought-after development in Brotherton, this beautifully presented four-bedroom detached home offers stylish living with stunning views of the River Aire. Finished to a high standard throughout, the property boasts spacious accommodation, versatile reception areas ideal for entertaining, and four generously proportioned bedrooms, making it an excellent choice for a range of buyers.

Upon entering, the welcoming hallway provides access to the ground-floor accommodation, including the bathroom and kitchen/diner, with stairs leading to the first-floor landing. The well-appointed kitchen/diner flows seamlessly into both the living room and utility room. The living room enjoys direct access to the rear garden, while the utility room connects to the porch, which in turn opens onto the driveway. To the first floor, the landing leads to three well-sized bedrooms, a modern shower room, and a wealth of fitted storage. Bedroom three also offers loft access. Externally, the property impresses with a block-paved driveway to the front, providing off-road parking for up to three vehicles, and leading to both the porch and a detached single garage with a manual up-and-over door. To the rear, the beautifully landscaped garden is mainly laid to lawn, complemented by a raised composite decked patio – the perfect spot for outdoor dining or relaxation – while enjoying uninterrupted views over the River Aire and its picturesque riverbank.

Brotherton offers an ideal setting for a variety of buyers. Families will appreciate the proximity to local shops and schools within nearby towns such as Fairburn and Byram, with a wider selection of amenities available in Selby, Knottingley, and Castleford. The peaceful riverside position also makes this an attractive option for those seeking a slower pace of life, with numerous scenic walks right on the doorstep. For commuters, the property is well-connected, with bus routes close by and excellent road links via the A1, providing easy access to the M62 and M1 motorways.

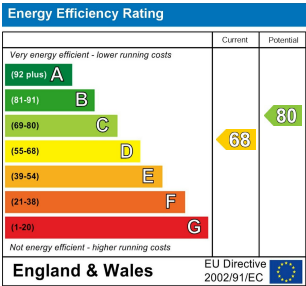
This property presents a wonderful opportunity to acquire a superb family home in a highly desirable location. Viewing is strongly recommended to fully appreciate the space, quality, and setting this home has to offer.

**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\*

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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



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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.

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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

Composite front entrance door with frosted glass pane leading into the entrance hall. Central heating radiator, coving to the ceiling, decorative panelling to the walls, stairs to the first floor landing. Doors to the kitchen/diner, bedroom four and the bathroom.

KITCHEN/DINER

14'5" x 15'10" [max] x 7'7" [min] [4.4m x 4.83m [max] x 2.32m [min]]  
UPVC double glazed window to the side, door into the utility room and an opening to the living room. Central heating radiator, door to the understairs pantry cupboard, spotlights, tiled splashback. A range of modern wall and base units with laminate work surfaces, composite sink and drainer with mixer tap, induction hob with extractor above, integrated oven and microwave, space and plumbing for an American-style fridge freezer, integrated dishwasher.

UTILITY ROOM

7'11" x 7'8" [2.42m x 2.34m]  
UPVC double glazed side door with glazed panel, coving to the ceiling, spotlights, tiled splashback. A range of wall and base units with work surface over, inset sink with mixer tap, pull out spray attachment (ideal for pet washing), plumbing for washing machine and space for a dryer.



SIDE PORCH

8'1" x 4'1" [2.47m x 1.26m]  
Two UPVC double glazed windows to the front and side, composite door with double glazed panels to the front, coving to the ceiling, spotlights and decorative wall panelling.

LIVING ROOM

13'2" x 20'8" [max] x 19'9" [min] [4.03m x 6.3m [max] x 6.03m [min]]  
UPVC double glazed door to the side and UPVC double glazed sliding doors to the rear overlooking the river. Central heating radiator, coving to the ceiling, flush fitting glass fronted electric fire with live flame effect and decorative surround.



BEDROOM FOUR

8'10" x 12'5" [2.7m x 3.81m]  
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, decorative wall panelling, fitted wardrobes with sliding doors.

BATHROOM

7'7" x 5'7" [2.33m x 1.71m]  
Frosted UPVC double glazed window to the side, ladder style central heating radiator, full tiling, extractor fan. Low flush W.C., panelled bath with mixer tap and overhead shower with handheld attachment and glass shower screen, wash hand basin.



FIRST FLOOR LANDING

Skylight, access to storage, fitted wardrobes with sliding doors. Doors to three bedrooms and the shower room.

BEDROOM ONE

11'5" x 10'9" [3.5m x 3.3m]  
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes with partially mirrored doors and decorative wall panelling.



BEDROOM TWO

8'10" x 10'9" [2.7m x 3.3m]  
UPVC double glazed window to the front, central heating radiator, decorative wall panelling, fitted wardrobes with sliding doors.



BEDROOM THREE

7'6" x 7'8" [2.3m x 2.35m]  
Skylight, central heating radiator, decorative wall panelling, access into the eaves for storage.

SHOWER ROOM

7'4" x 4'11" [2.25m x 1.52m]  
Skylight, ladder style heated towel radiator, full tiling, extractor fan. Low flush W.C., wash hand basin with mixer tap, shower cubicle with centrally fed overhead shower and handheld attachment with a glass shower screen.



OUTSIDE

To the front, the property is approached over a gravel driveway with right of access shared with neighbours, leading to a block-paved driveway providing parking for up to three vehicles, access to the side porch, and a single detached garage with up-and-over door. [There is also a shared right of access for neighbouring properties, though rarely used.] To the side, a block-paved pathway leads around to the rear garden, also accessed via the living room sliding doors. The rear garden is mainly laid to lawn with a composite decked patio area, ideal for outdoor dining and entertaining, with timber fencing overlooking the river. Beyond the garden is a sloping bank, currently used by the owners under agreement with the council. Peaceful and calm riverside setting.



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.

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.