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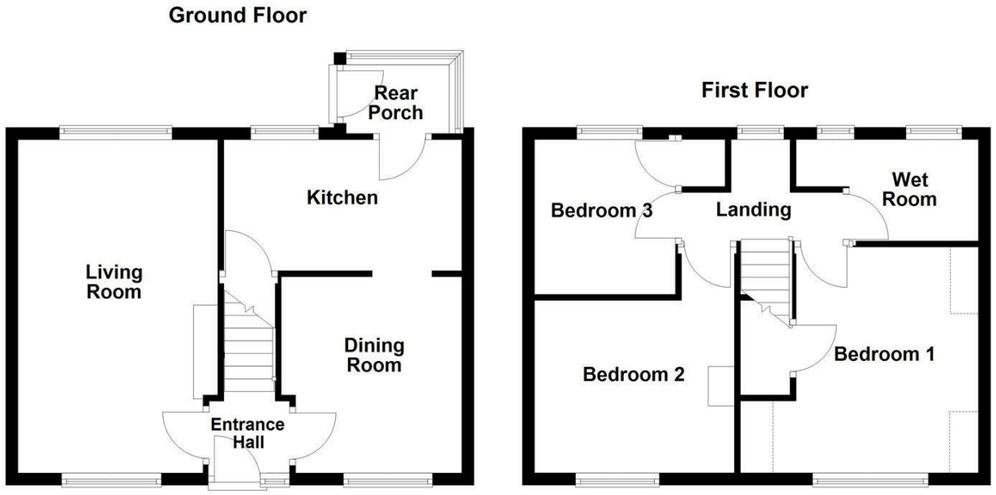


103 Simpsons Lane, Knottingley, WF11 0HD

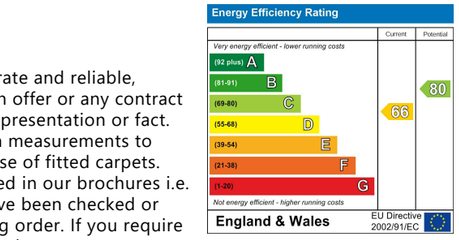
For Sale Freehold Chain Free £150,000

Situated in Knottingley and featuring well proportioned accommodation throughout including three good sized bedrooms, ample reception space and a larger than average rear garden providing off road parking, this is certainly not a property to be missed.

The property features an entrance hall, stairs to the first-floor landing, and access to the living and dining rooms. The dining room leads to the kitchen with under-stairs storage and a rear porch to the garden. Upstairs are four bedrooms, the loft, and a wet room. Bedroom one has built-in wardrobes and an over-stairs cupboard, while bedroom three has additional storage. The front garden is pebbled with a paved pathway, bordered by fencing and hedging, and an iron gate. The tiered rear garden includes lawn, pebbled areas, mature trees, shrubs, and a paved patio. An iron gate leads to a concrete driveway with off-road parking for several vehicles.

Knottingley is ideal for a range of buyers, particularly first-time buyers and small families, with shops and schools within walking distance. Nearby towns like Castleford and Pontefract also offer extensive amenities. For commuters, Knottingley has local bus routes, its own train station, and easy access to the A1 and M62 motorways.

Only a full internal inspection will truly show what is to offer at the property and so an early viewing is highly 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

UPVC double glazed stained glass front door which leads into the entrance hall. Dado rail, coving to the ceiling, doors to dining room and living room.

LIVING ROOM

17'11" x 10'10" (max) x 9'7" (min) (5.47m x 3.31m (max) x 2.94 (min))

Dual aspect UPVC double glazed windows to the front and rear, two central heating radiators, coving to the ceiling, ceiling rose, dado rail. Decorative fire place, tile half surround and wooden mantle.

DINING ROOM

10'6" x 9'9" (max) x 8'11" (min) (3.21m x 2.98m (max) x 2.74m (min))

Opening to the kitchen, pass-through window into kitchen/ extra large serving hatch, UPVC double glazed window to the front, central heating radiator, coving to the ceiling, dado rail, ceiling rose.

KITCHEN

13'1" x 7'0" (4.0m x 2.15m)

Access to an under stairs storage cupboard, UPVC double glazed door to the rear porch, central heating radiator. Range of wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap, four ring electric hob with extractor hood above, integrated oven, space and plumbing for a washing machine, space and plumbing for an undercounter fridge freezer. Main combi boiler housed in kitchen.

REAR PORCH

6'2" x 3'8" (1.9m x 1.13m)

Surrounded by single pane timber framed windows with a single pane timber framed door to the rear garden.

FIRST FLOOR LANDING

Coving to the ceiling, dado rail, UPVC double glazed window to the rear, loft access. Doors to bedrooms one, two, three and the wet room.

BEDROOM ONE

11'11" x 13'1" (max) x 10'0" (min) (3.65m x 4.0m (max) x 3.07m (min))

UPVC double glazed window to the front, coving to the ceiling, ceiling rose, dado rail, central heating radiator, access to an over stairs storage cupboard, range of fitted wardrobes and storage units.

BEDROOM TWO

10'11" x 12'0" (max) x 4'3" (min) (3.33m x 3.67m (max) x 1.32m (min))

UPVC double glazed window to the front, coving to the ceiling, dado rail, central heating radiator.

BEDROOM THREE

8'4" x 7'10" (2.55m x 2.41m)

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, ceiling rose, access to a storage cupboard.

WET ROOM

5'7" x 10'0" (max) x 6'11" (min) (1.71m x 3.07m (max) x 2.13m (min))

Two frosted UPVC double glazed windows to the rear, coving to the ceiling, central heating radiator, extractor fan. Low flush W.C., pedestal wash basin with mixer tap, electric shower head attachment, shower chair and handrails.

OUTSIDE

To the front the garden is mainly pebbled with a paved pathway which leads to the front door, timber fencing to one side, hedging to the side and front, iron gate providing access to the garden. To the rear there is a low maintenance tiered garden and incorporates lawned areas with planted and pebbled features throughout, stone walling and hedging, mature trees and shrubs, paved patio area perfect for outdoor dining/ entertaining purposes, walls surround. Iron gate which provides access to a concrete driveway which provides offroad parking for several vehicles.

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.

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.