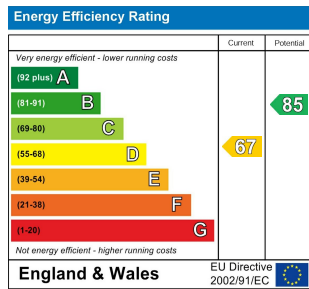


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



6 Belvoir Drive, Knottingley, WF11 8HD

For Sale Freehold Guide Price £230,000 - £240,000

Situated in the popular town of Knottingley is this superbly presented two bedroom semi detached bungalow. The property offers well proportioned accommodation throughout, including ample reception space, and a modern fitted kitchen and bathroom, making this an opportunity not to be missed.

The accommodation briefly comprises an entrance hall/dining area which leads through to the living room. The living room provides access to the kitchen as well as a further inner hallway. This hallway gives access to the loft space, which is partially boarded for storage and houses the Worcester combi boiler, and also leads to two bedrooms and the house bathroom. Bedroom Two benefits from direct access to the rear garden. To the front, the property is mainly laid to lawn with mature shrub borders and benefits from a shared concrete driveway. In addition, there is a block paved driveway providing off street parking for one vehicle, with potential to install an electric vehicle charging point. The shared driveway leads to a single attached garage to the rear. The tiered rear garden incorporates lawned areas, pebbled sections, and established planting, along with a paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by a combination of walls and timber fencing, offering a good degree of privacy.

Knottingley is an ideal location for a wide range of buyers, with the property within walking distance of local shops and schools, including Morrisons and the Hilltop Parade. The nearby canal provides pleasant walking routes, while transport links are excellent, with local bus services, a train station offering connections to Leeds and other major cities, and easy access to the A1 and M62 motorway networks.

An internal inspection is highly recommended to fully appreciate the accommodation on offer, and early viewing is advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

4'4" x 9'8" [max] x 4'8" [min] [1.34m x 2.95m [max] x 1.44m [min]]

Composite entrance door with frosted glazing into the entrance hall, UPVC double glazed window to the side, door into the living room and a central heating radiator.



LIVING ROOM

14'0" x 12'9" [max] x 8'11" [min] [4.27m x 3.90m [max] x 2.72m [min]]

UPVC double glazed window to the front, doors to the kitchen and inner hallway, coving to the ceiling, central heating radiator, log burner-style electric fireplace with live flame effect fire, wooden hearth surround and mantle.



KITCHEN

12'3" x 8'7" [max] x 6'4" [min] [3.75m x 2.64m [max] x 1.95m [min]]

Two UPVC double glazed windows to the front and side, central heating radiator, spotlights. A range of modern shaker style wall and base units with quartz work surfaces incorporating a sink with stainless steel bowl and drainer and mixer tap, four ring gas hob with partial glass splashback and extractor above, integrated oven, washing machine, fridge freezer and microwave.

INNER HALLWAY

Loft access, doors to two bedrooms and the house bathroom.

BEDROOM ONE

11'10" x 8'3" [3.61m x 2.52m]

UPVC double glazed window to the rear, central heating radiator, fitted wardrobes and storage units.



BEDROOM TWO

9'6" x 12'0" [2.92m x 3.67m]

UPVC double glazed windows to the rear, UPVC double glazed French doors to the rear garden, central heating radiator.



BATHROOM

8'5" x 4'11" [2.57m x 1.52m]

Frosted UPVC double glazed window to the side, chrome ladder style heated towel rail, spotlights, fully tiled. Fitted with a low flush W.C., ceramic wash basin set within a storage unit with mixer tap and a freestanding roll top bath with mixer tap and shower head attachment.



OUTSIDE

To the front is a garden with mature shrub borders and a block paved driveway providing off road parking, along with decorative railway sleeper features and steps leading to the front door. The side of the property benefits from a partial concrete shared driveway with the neighbour. To the rear is a single detached garage with manual up and over door. The tiered rear garden is landscaped with lawned areas, pebble beds, planted borders and a stone paved patio, ideal for outdoor dining and entertaining. The garden is fully enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.