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



85 Broomhill Avenue, Knottingley, WF11 0EA

For Sale Freehold Asking Price £195,000

A fantastic opportunity to purchase this extended four bedroom semi detached property benefitting from spacious living accommodation spread over three levels, loft room, off road parking and larger than average enclosed rear garden with outbuildings.

The accommodation briefly comprises of the entrance hall, living room, kitchen/diner, wet room/w.c. and downstairs bedroom. Stairs to the first floor lead to three bedrooms and house bathroom/w.c. A further set of stairs lead to the loft room with walk in wardrobe. Outside to the front is a driveway providing off road parking for two vehicles with a cast iron gate leading to the rear garden and brick built outhouse with power and light. To the rear is a sizable lawned garden with paved patio area, pathway leading to a further outhouse with two rooms, power and light with paved patio area behind, fully enclosed by timber fencing.

The property is situated within close proximity to local amenities such as shops and schools. Both the A1 and M62 motorways making it ideal for any commuter and Knottingley Train Station is only a short drive away.

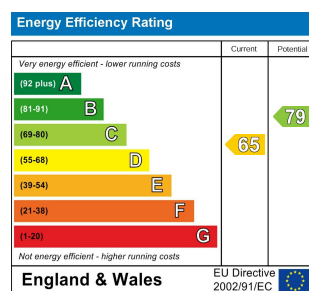
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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

6'6" x 12'4" [1.99m x 3.77m]

Composite front entrance door, UPVC double glazed window overlooking the side aspect, central heating radiator, coving to the ceiling, an opening through to the living room and door to the kitchen.

LIVING ROOM

13'10" x 12'4" [4.22m x 3.78m]

Coving to the ceiling, UPVC double glazed bay window overlooking the front aspect and central heating radiator.

KITCHEN/DINER

9'3" x 14'6" [min] x 20'10" [max] [2.84m x 4.44m [min] x 6.37m [max]]

Range of wall and base units with laminate work surface over and tiled splash back, sink and drainer with mixer tap, space and plumbing for a washing machine, space for a dishwasher, integrated oven and grill with five ring gas hob and cooker hood. Space for an American style

fridge/freezer, downlights, coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the rear aspect. An opening providing access to the understairs storage cupboard with fixed shelving within and UVC double glazed windows to the side and rear with UPVC door to the side aspect. Doors leading into the wet room and bedroom five.

WET ROOM/W.C.

9'4" x 7'7" [2.86m x 2.33m]

Low flush w.c., pedestal wash basin with mixer tap and electric shower. Fully tiled walls, wet room style floor, central heating radiator, extractor fan and UPVC double glazed frosted window to the side aspect.

BEDROOM FIVE

9'8" [min] x 13'3" [max] x 12'11" [2.96m [min] x 4.04m [max] x 3.94m]

UPVC double glazed window overlooking the rear aspect, coving to the ceiling, central heating radiator and laminate flooring.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, coving to the ceiling and doors to three bedrooms and bathroom. A further staircase leads to the loft room.

BATHROOM/W.C.

7'5" x 8'2" [max] x 5'3" [min] [2.27m x 2.50m [max] x 1.61m [min]]

Three piece suite comprising panelled bath with jacuzzi style jets, mixer tap and shower attachment, pedestal wash basin with mixer tap and low flush w.c. Partially tiled walls, UPVC double glazed frosted window overlooking the rear elevation, chrome ladder style radiator and door providing access into the boiler cupboard.

BEDROOM ONE

10'5" x 12'4" [3.20m x 3.78m]

UPVC double glazed window overlooking the front elevation, coving to the ceiling, central heating radiator and range of fitted wardrobes.

BEDROOM TWO

12'4" x 9'7" [3.77m x 2.93m]

UPVC double glazed window overlooking the rear elevation, coving to the ceiling, central heating radiator and door providing access to a built in storage cupboard with fixed shelving within.

BEDROOM THREE

6'7" x 8'2" [2.03m x 2.50m]

UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator.

SECOND FLOOR LANDING

Door providing access to the loft room.

LOFT ROOM

11'10" [min] x 13'10" [max] x 10'1" [3.63m [min] x 4.24m [max] x 3.08m]

Central heating radiator, door providing access to a walk in wardrobe and two velux timber double glazed windows with built in blinds overlooking the rear elevation.

OUTSIDE

To the front of the property is a driveway with electric car charging port providing ample off road parking with a cast iron gate leading to the rear garden. There is a brick built outhouse with work surface and power. To the rear is a good sized lawned garden and paved patio area with paved pathway leading to a larger outhouse with two rooms: room one [4.13m x 3.22m] with power, light and access into the second room [3.23m x 4.14m] with fixed shelving, UPVC window, power and light. Behind the outhouse is a paved area.

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.

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.