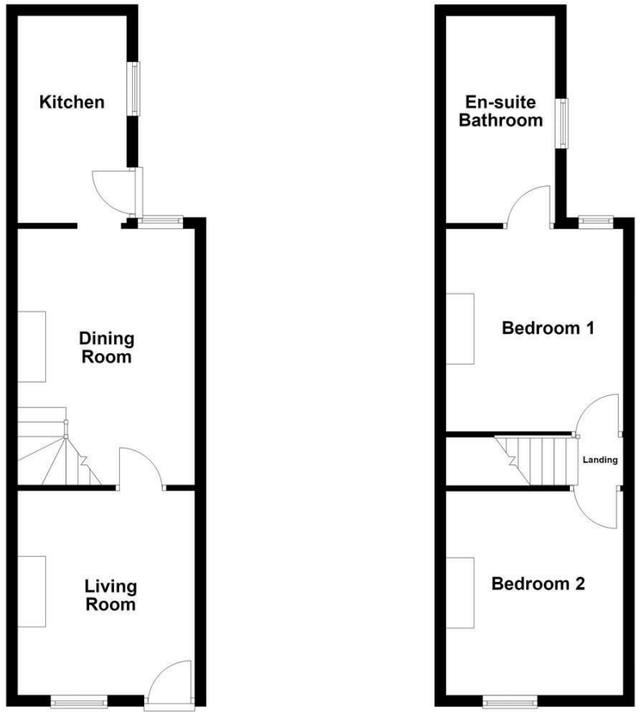
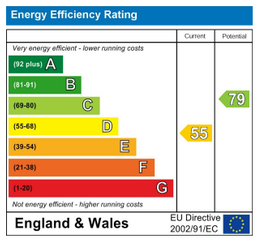


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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4 Kings Villas, Knottingley, WF11 8HJ

For Sale Freehold £145,000

Situated in Knottingley is this deceptively spacious two bedroom end terraced home, offering well proportioned accommodation throughout. Benefitting from two good sized bedrooms, an en suite bathroom, generous reception space and a low maintenance enclosed rear garden with potential for off road parking, the property would make an ideal purchase for first time buyers, professional couples or small families.

The accommodation briefly comprises a spacious living room leading through to the dining room, which provides access to the first floor staircase, useful understairs storage and the kitchen. The kitchen in turn provides access to the rear garden. To the first floor, the landing provides access to the loft and two well proportioned bedrooms, with the principal bedroom benefitting from its own en suite bathroom. Externally, the property has a low maintenance buffer garden to the front, predominantly paved and enclosed by walling with gated access. To the rear is an enclosed courtyard style garden with a concrete patio area, providing an ideal space for outdoor dining and entertaining. Timber gates to the rear provide potential for off road parking.

Knottingley is a convenient location with a range of local shops, schools and everyday amenities close by, including those around Hill Top. A wider range of facilities can be found in nearby Pontefract and Castleford. Regular bus services operate throughout the area, while Knottingley railway station provides connections to Leeds and surrounding areas. The A1 and M62 motorway networks are also within easy reach, making the property particularly convenient for commuters.

An early viewing is highly recommended to fully appreciate the space and potential this attractive home has to offer.



ACCOMMODATION

LIVING ROOM
11'10" x 10'4" (3.62m x 3.15m)
Composite front entrance door with frosted glazed panel leading into the living room. UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator. Feature log burning stove set on a slate hearth with brick surround and wooden mantle. Door providing access through to the dining room.

DINING ROOM
14'11" x 10'4" (4.55m x 3.15m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, dado rail and decorative fireplace. Staircase providing access to the first floor landing, useful understairs storage and an opening leading through to the kitchen.



KITCHEN
12'1" x 6'6" (3.70m x 2.00m)
Coving to the ceiling, UPVC double glazed window overlooking the side elevation and frosted UPVC double glazed door providing access to the rear garden. Fitted with a range of Shaker style wall and base units with laminate work surfaces over, incorporating a 1.5 bowl composite sink and drainer with mixer tap and tiled splashbacks. Space for a cooker with stainless steel extractor hood above, together with space and plumbing for a washing machine, dishwasher and tumble dryer. Space for a fridge freezer. The Main combination boiler is also housed within the kitchen.

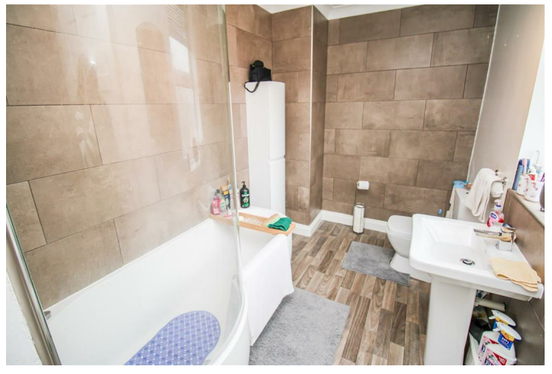


FIRST FLOOR LANDING
Doors providing access to two bedrooms, together with loft access.

BEDROOM ONE
11'7" x 10'4" (3.55m x 3.15m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and door providing access to the en suite bathroom.



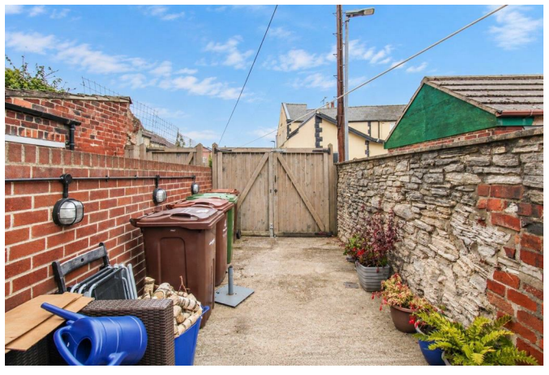
EN SUITE SHOWER ROOM/W.C.
12'1" x 6'2" (3.70m x 1.90m)
Frosted UPVC double glazed window overlooking the side elevation, coving to the ceiling, extractor fan and central heating radiator. Fitted with a low flush W.C., pedestal wash basin with mixer tap and P-shaped bath with mixer tap, mains fed overhead shower and glazed shower screen. Part tiled walls and fitted storage cupboard.



BEDROOM TWO
11'9" x 10'4" (3.60m x 3.15m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator.



OUTSIDE
To the front of the property is a low maintenance buffer style garden enclosed by walling, with gated access to a paved pathway leading to the front entrance. The rear garden is also designed for low maintenance and is predominantly arranged as a concrete courtyard style patio area, ideal for outdoor dining and entertaining. The garden is enclosed by walling and timber fencing, with double timber gates to the rear providing potential for off road parking.



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.