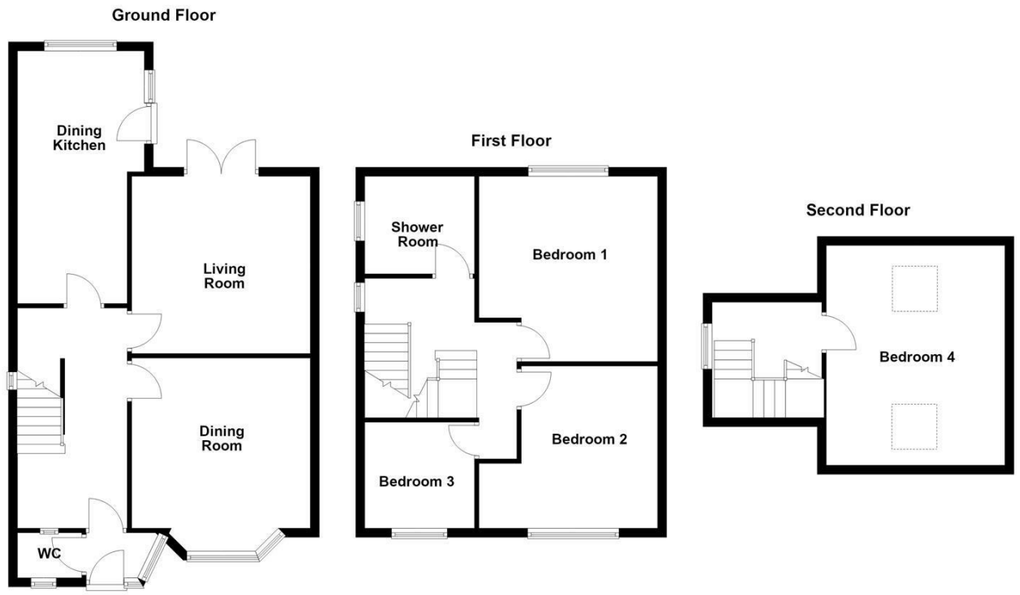
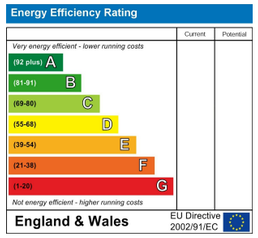




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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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8 Warren Avenue, Knottingley, WF11 0EU

For Sale Freehold £290,000

A deceptively spacious and characterful traditional semi detached home which has been extended to provide substantial four bedroom accommodation, an enlarged kitchen and an exceptionally generous plot extending to approximately 0.22 acres with formal and informal gardens, garaging, workshop space and excellent scope for the keen gardener.

Benefitting from gas fired central heating and sealed unit double glazed windows, this impressive family home has been sympathetically modernised and is presented in an attractive, understated style. The entrance porch has a guest W.C. off to the side and leads into a welcoming central reception hall with characterful features. The principal living room is positioned to the rear of the property, with French doors opening onto the patio and taking full advantage of the views over the gardens. There is also a generous second reception room with bay window to the front, while the extended kitchen has been thoughtfully modernised with a stylish range of contemporary units, quartz work surfaces and integrated appliances. To the first floor are two well proportioned double bedrooms, a further single bedroom and a modern family shower room. The second floor is devoted to a fourth bedroom with characterful sloping ceilings, Velux style roof windows and useful eaves storage. Externally, the property offers driveway parking to the front leading to an enclosed carport, which in turn provides access to a further driveway at the rear. This leads to a detached garage and a substantial workshop building. Immediately behind the house is a more formal garden with patio seating and lawn, while beyond the outbuildings is a much larger informal garden area with mature trees, raised beds and a recreational space incorporating a small football pitch. The overall plot is particularly generous extending to around 0.22 acres and offers considerable potential for a variety of outdoor uses.

The property is situated in this popular residential area on the fringe of Knottingley, within easy reach of local shops, schools and recreational facilities. Knottingley also benefits from its own railway station, while the nearby town of Pontefract provides a broader range of amenities. The national motorway network is also readily accessible, making the property convenient for those travelling further afield.

Only a full internal inspection will truly reveal the space, character and impressive gardens this substantial family home has to offer. An early viewing is highly recommended.



ACCOMMODATION
Composite front entrance door and angled window overlooking the front garden. Old school style radiator and connecting door providing access to the guest W.C.

GUEST W.C.
4'7" x 4'3" (1.40m x 1.30m)
Frosted window overlooking the front elevation. Fitted with a two piece cloakroom suite comprising low flush W.C. with concealed cistern and wash basin with storage cupboard below.

RECEPTION HALL
16'0" x 7'10" (4.90m x 2.40m)
A lovely traditional reception hall providing an impressive welcome to this substantial family home. Wood strip flooring, old school style radiator, picture rail and a striking stained glass window through to the guest W.C. Staircase providing access to the first floor with a useful utility/storage area beneath.

LIVING ROOM
13'1" x 13'1" (4.00m x 4.00m)
Double French doors opening onto the patio and taking full advantage of the outlook over the gardens beyond. Continuation of the wood strip flooring, picture rail, moulded ceiling cornice and old school style radiator. Feature fireplace with timber surround, tiled hearth and inset housing a living flame coal effect gas fire.



DINING ROOM
13'1" x 12'1" (4.00m x 3.70m)
Display bay window overlooking the front elevation. A well proportioned additional reception room with old school style radiator, moulded ceiling cornice and picture rail. Feature fireplace with cast iron surround and tiled inserts housing a living flame coal effect gas fire.



KITCHEN
18'4" x 9'2" (5.60m x 2.80m)
Windows overlooking the side and rear elevations together with a glazed door opening onto the patio. The kitchen area is fitted to an impressive standard with a contemporary range of grey fronted wall and base units with white quartz work surfaces and matching splashbacks. Inset stainless steel sink unit, four ring stainless steel gas hob with Bosch extractor hood above, built-in double oven, integrated microwave, double fronted larder cupboard, integrated waste bins, integrated dishwasher and integrated fridge and freezer. The adjoining dining area has continuation of the wood strip flooring and a tall contemporary old school style radiator.

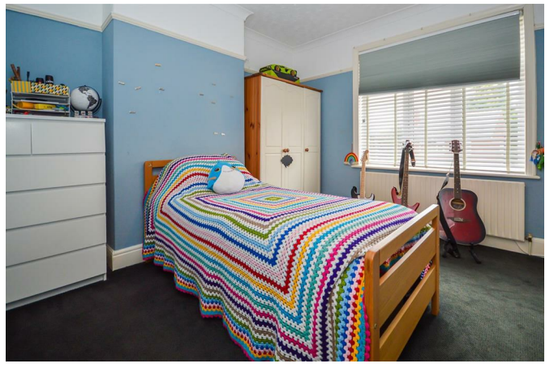


FIRST FLOOR LANDING
Frosted window overlooking the side elevation and return staircase providing access to the second floor.

BEDROOM ONE
13'1" x 13'1" (4.00m x 4.00m)
Large window overlooking the rear elevation and taking full advantage of the views across the gardens. Central heating radiator, picture rail and ceiling cornice.



BEDROOM TWO
12'1" x 9'10" (3.70m x 3.00m)
Window overlooking the front elevation, central heating radiator, picture rail and ceiling cornice.



BEDROOM THREE
8'2" x 7'10" (2.50m x 2.40m)
A well proportioned third bedroom with window overlooking the front elevation, picture rail and central heating radiator.

SHOWER ROOM
7'10" x 6'10" (2.40m x 2.10m)
Frosted window overlooking the side elevation. Fitted to a lovely contemporary standard with tiled walls and flooring and a generous shower enclosure with twin overhead rainfall style showers, separate handheld shower attachment and glazed screen. Vanity wash basin with storage below and low flush W.C. with concealed cistern. Old school style radiator incorporating towel warmers and extractor fan.



SECOND FLOOR LANDING
Window overlooking the side elevation and useful additional storage area.

BEDROOM FOUR
16'0" x 13'1" (4.90m x 4.00m)
A characterful top floor bedroom with sloping ceilings and two Velux style roof windows. Access to useful eaves storage.

OUTSIDE
To the front is a driveway providing off road parking for at least two vehicles and leading to an enclosed carport positioned to the side of the house. The carport has up and over doors to both the front and rear, allowing access through to a further driveway area providing additional parking and leading to a concrete sectional garage and substantial workshop building. Immediately to the rear of the house is a particularly pleasant and sheltered patio area with built-in seating. Steps lead down to a well maintained lawned garden with mature and established shrub borders. Beyond the garage and workshop is a much larger, more informal garden area with mature fruit and holly trees, raised beds and a play area incorporating a small football pitch. Overall the property stands in around 0.22 acres.



COUNCIL TAX BAND
The council tax band for this property is B.

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 Wakefield 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.