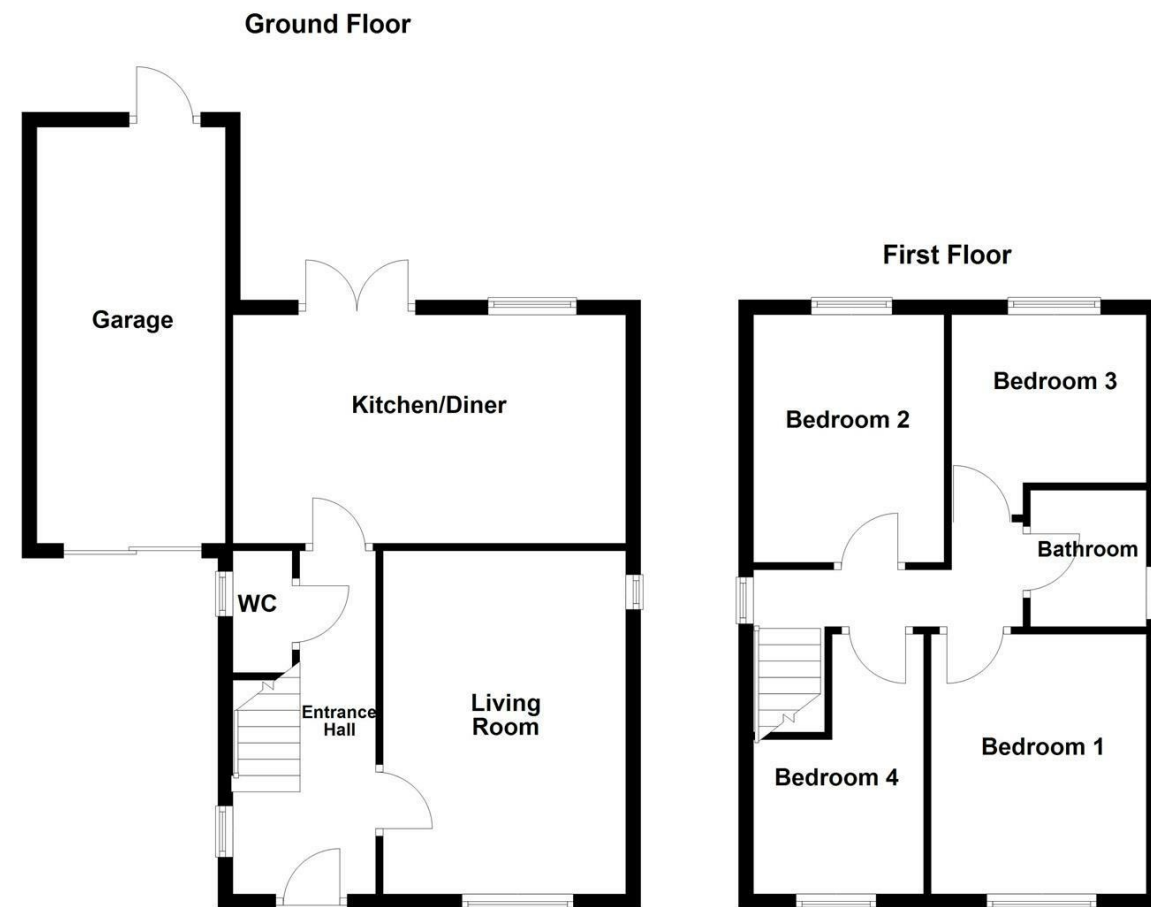




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19 Seaton Crescent, Knottingley, WF11 0HU
For Sale Freehold £270,000

Introducing to the market is this well presented four bedroom detached family home, situated on the sought after Gleeson Homes development in Knottingley. The property benefits from a modern kitchen/diner, downstairs w.c., family bathroom, and a generously sized, landscaped rear garden with an extended plot, making it ideal for young and growing families.

The accommodation briefly comprises a welcoming entrance hall providing access to the living room, downstairs WC, and staircase to the first floor, along with an opening into the contemporary kitchen/diner. The kitchen is fitted with a range of integrated appliances, houses the gas combination boiler, and overlooks the attractive rear garden. To the first floor, the landing leads to four well proportioned bedrooms and a modern family bathroom. Externally, the property features a gravel and tarmac driveway to the side elevation, providing off road parking and access to the attached garage, which benefits from power, lighting, and a manual up and over door. To the rear is a tiered landscaped garden, incorporating a flagged patio seating area, artificial lawn, and an extended side plot, offering excellent outdoor space for relaxation and entertaining.

The home further benefits from UPVC double glazing and gas central heating and is ready to move into. Ideally positioned close to local schools, shops, amenities, motorway links, and Junction 32 Outlet Village, this property offers both convenience and family friendly living.

An internal viewing is highly recommended to fully appreciate the accommodation and plot on offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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



ACCOMMODATION

ENTRANCE HALL

Laminate flooring, a central heating radiator, a staircase leading to the first floor, and a UPVC double glazed window to the side elevation. Doors lead through to the living room, kitchen diner, and downstairs w.c.

LIVING ROOM

15'5" x 10'11" [4.72m x 3.33m]

Laminate flooring, a central heating radiator, and a UPVC double glazed window to the front elevation.



W.C.

2'6" x 5'3" [0.77m x 1.62m]

Laminate flooring, a wall mounted wash basin and tiled splashback, a low flush w.c., a central heating radiator, and a frosted UPVC double glazed window to the side elevation.

KITCHEN DINER

17'4" x 10'2" [5.29m x 3.11m]

Fitted with a shaker style range of wall and base units, integrated double oven, four ring hob with extractor fan above, ceramic sink with mixer tap and drainer, and laminate work surfaces. Space and plumbing for a washing machine and space for a fridge freezer. Tiled flooring, a central heating radiator and UPVC double glazed windows overlooking the rear elevation and patio.



FIRST FLOOR LANDING

Carpeted flooring, a central heating radiator, loft access, and a UPVC double glazed window to the side elevation. Doors lead to four bedrooms and the house bathroom.

BEDROOM ONE

9'1" x 11'6" [2.78m x 3.51m]

Carpeted flooring, a central heating radiator, and a UPVC double glazed window to the front elevation.



BEDROOM TWO

8'3" x 11'4" [2.54m x 3.46m]

Carpeted flooring, a central heating radiator, and a UPVC double glazed window overlooking the rear elevation.



BEDROOM THREE

8'5" x 7'6" [2.58m x 2.29m]

Carpeted flooring, a central heating radiator, and a UPVC double glazed window overlooking the rear elevation.



BEDROOM FOUR

7'9" x 11'4" [2.38m x 3.46m]

Carpeted flooring, a central heating radiator, and a UPVC double glazed window.

HOUSE BATHROOM/W.C.

5'11" x 5'2" [1.81m x 1.59m]

Linoleum flooring, a central heating radiator, a low flush w.c., pedestal

wash basin with hot and cold taps and tiled splashback, a panelled bath with mixer tap and overhead shower, full height tiling to the bath area, a frosted UPVC double glazed window to the side elevation and an extractor fan.



OUTSIDE

To the front elevation, the property benefits from a gravelled area providing potential off street parking for two vehicles. A flagged pathway leads to a composite entrance door, with an additional driveway providing further parking for two vehicles and access to the attached brick built garage with a manual up and over door. The rear garden features a porcelain tiled patio arranged over three sections, an artificially lawned area with sleeper borders, and is fully enclosed by timber fencing and a brick wall. There is access into the attached garage and an extended side plot.



COUNCIL TAX BAND

The council tax band for this property is D.

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.