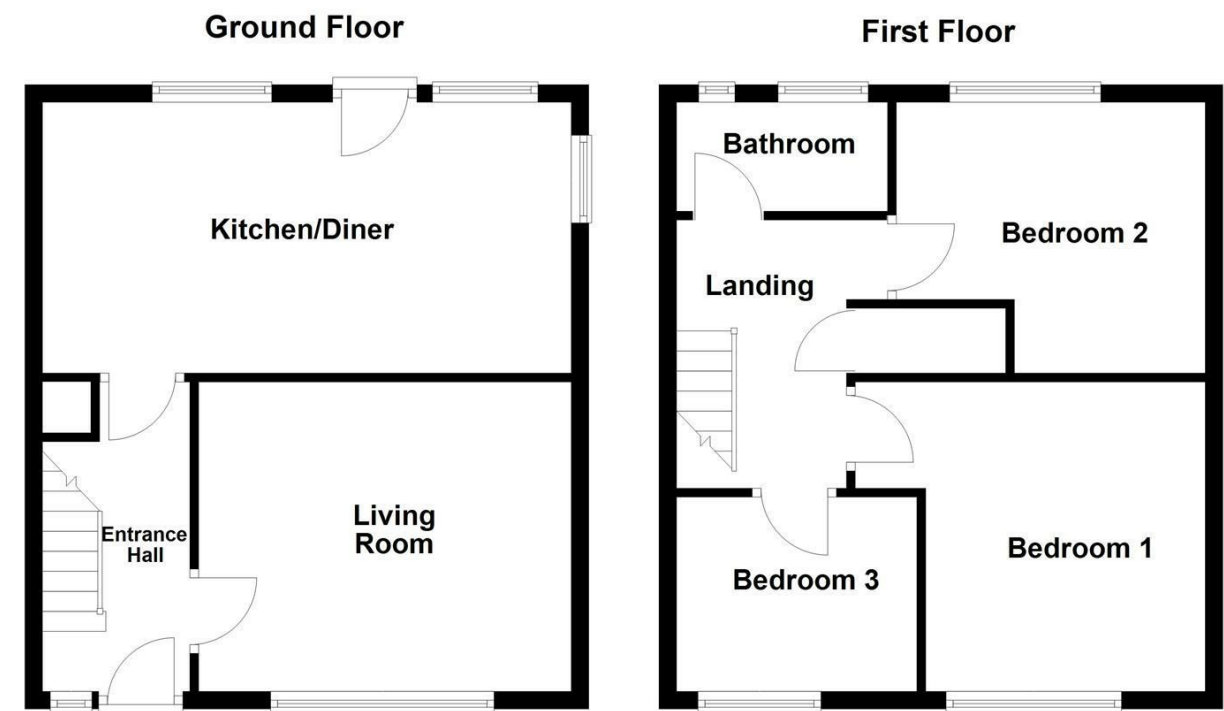




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5 Throstle Row, Knottingley, WF11 0LX

For Sale Freehold Chain Free £120,000

Offered to the market with no onward chain and vacant possession, this three bedroom mid townhouse is ideally located in the popular area of Knottingley, providing an excellent opportunity for first time buyers or young families. The property offers well proportioned living accommodation throughout, including three bedrooms, a spacious kitchen/diner, and gardens to both the front and rear.

The accommodation briefly comprises a welcoming entrance hall with stairs leading to the first floor, access to the living room, kitchen/diner, and a useful understairs storage cupboard. To the first floor, there is loft access, two generous double bedrooms, a good sized single bedroom, and a three piece family bathroom suite. Externally, the property features a lawned front garden with a paved pathway leading to the entrance, while to the rear there is a low maintenance enclosed yard bordered by timber fencing, ideal for outdoor seating or entertaining.

Further benefits include UPVC double glazing and gas central heating throughout. Conveniently situated close to Knottingley train station, a range of local shops, amenities, and well regarded schools, as well as offering excellent access to the M62 motorway network, this property is ideally positioned for those commuting further afield.

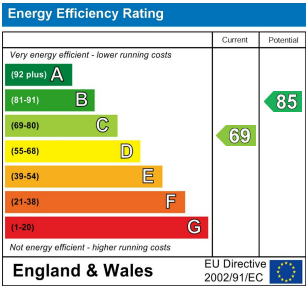
Early viewing is highly recommended to fully appreciate the potential this well located home has to offer.

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.

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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*

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Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
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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.

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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

UPVC front entrance door with frosted side panel. Laminate flooring, a staircase leading to the first floor landing, central heating radiator, doors provide access to the living room, kitchen diner and understairs storage.

LIVING ROOM

11'7" x 13'10" (3.54m x 4.24m)
Laminate flooring, a central heating radiator and a double glazed UPVC window to the front elevation.



KITCHEN/DINER

16'9" x 10'2" (5.11m x 3.10m)
Fitted with a range of wall and base units, an integrated

cooker, four ring gas hob with extractor fan over, stainless steel sink and drainer with mixer tap and space and plumbing for a washing machine. Laminate flooring, a central heating radiator and two double glazed UPVC windows to the rear elevation, along with a UPVC door leading out to the rear garden.

FIRST FLOOR LANDING

Carpet flooring, loft access, built-in storage space and doors leading to three bedrooms and the family bathroom.

BEDROOM ONE

11'8" x 14'4" (3.57m x 4.37m)
A spacious double bedroom featuring carpet flooring, a central heating radiator and a double glazed UPVC window to the front elevation.



BEDROOM TWO

13'10" x 10'2" (4.24m x 3.11m)
This double bedroom includes carpet flooring, a central heating radiator and a double glazed UPVC window to the rear elevation. A cupboard houses the Heatline gas combination boiler.



BEDROOM THREE

9'0" x 7'4" (2.75m x 2.25m)
This single bedroom includes carpet flooring, a central heating radiator and a double glazed UPVC window to the front elevation.



BATHROOM/W.C.

8'1" x 5'1" (2.47m x 1.56m)
A low flush w.c, pedestal wash basin and panel bath with chrome taps and overhead shower attachment. A frosted UPVC double glazed window to the rear elevation, central heating radiator and laminate flooring.



OUTSIDE

To the front is a a lawned front garden with a flagged pathway. To the rear, there is a low maintenance yard enclosed by timber fencing.



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 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.