Richard Kendall Estate Agent

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16 Woodville Way, Knottingley, WF11 0HZ

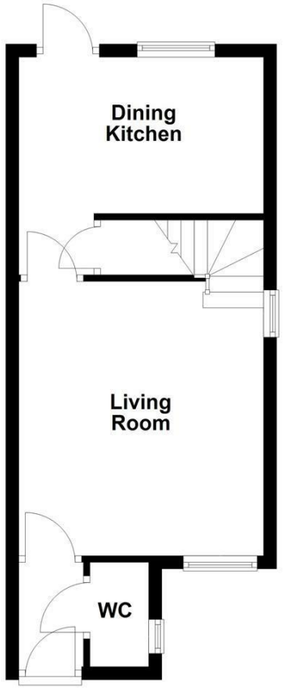
For Sale Freehold £180,000

Enjoying open outlooks due to its favourable position on the fringe of the development, this well presented two bedroom semi detached home offers off street parking and an attractive enclosed rear garden.

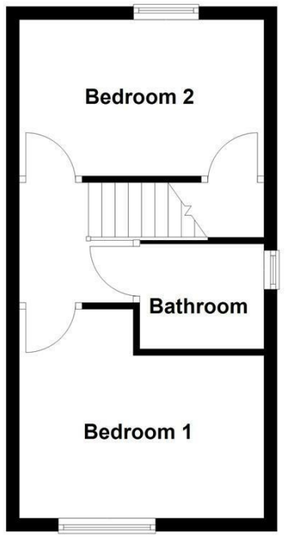
Appointed with a gas fired central heating system and sealed unit double glazing, this comfortable and stylish modern home is accessed via a welcoming entrance hall, which benefits from a convenient guest cloakroom. The living room is well proportioned and features a contemporary panelled feature wall, flowing seamlessly through to a dining kitchen spanning the rear of the property. The kitchen is fitted with a good range of units, incorporates integrated cooking facilities, and enjoys pleasant views over the rear garden. To the first floor, there are two generously sized double bedrooms, both served by a well appointed house bathroom. Externally, the property features a neat garden to the front alongside ample off street parking. A gated pathway leads down the side of the house to the rear, where a larger, thoughtfully landscaped garden can be found. This includes a paved patio seating area, steps leading up to an artificial lawn, and a raised planting bed beyond.

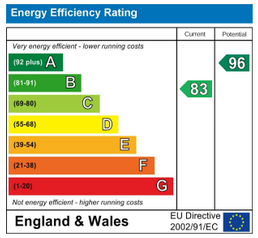
The property occupies a desirable position on the edge of this well regarded development, within easy reach of a wide range of shops, schools, and recreational facilities available in the centre of Knottingley. A broader selection of amenities can be found in the nearby town of Pontefract, with local railway stations and excellent access to the national motorway network also close at hand.

Ground Floor



First Floor





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
5'2" x 3'3" (1.6m x 1.0m)
A panelled front entrance door opens into the entrance hall, featuring a central heating radiator and a connecting door leading through to the living room and downstairs WC.

DOWNSTAIRS W.C.
5'2" x 2'11" (1.6m x 0.9m)
Fitted with a frosted window to the side and a two-piece white and chrome cloakroom suite comprising a low flush WC and wall mounted wash basin. Additional features include a central heating radiator and tiled flooring.

LIVING ROOM
13'9" x 12'5" (4.2m x 3.8m)
A well proportioned reception room with windows to both the front and side elevations, two central heating radiators, and a contemporary panelled feature wall with provision for a wall mounted television.

KITCHEN
12'5" x 7'10" (3.8m x 2.4m)
Having a window and external door to the rear, the kitchen is fitted with a range of high gloss white wall and base units with contrasting dark laminate worktops incorporating a stainless steel sink unit. Appliances include a four ring stainless steel gas hob with matching filter hood over and a built in Zanussi oven. There is space and plumbing for a washing machine, space for a tall fridge freezer, a central heating radiator, and a contemporary panelled feature wall. A useful understairs storage cupboard is also provided.

FIRST FLOOR LANDING
With a central heating radiator and access point to the loft space.

BEDROOM ONE
12'5" x 10'9" (max) (3.8m x 3.3m (max))
A spacious double bedroom with a window to the front elevation and a central heating radiator. A freestanding double wardrobe is currently situated in this room and may be available by separate negotiation if required.

BEDROOM TWO
12'5" x 7'10" (3.8m x 2.4m)
With a window overlooking the rear garden, a central heating radiator, and a useful over stairs storage cupboard.

BATHROOM
5'6" x 5'2" (1.7m x 1.6m)
Having a frosted window to the side, part tiled walls, and fitted with a modern white and chrome three piece suite comprising a panelled bath with twin-head thermostatic shower over, wash basin, and low flush WC. Further features include a central heating radiator and extractor fan.

OUTSIDE
To the front, the property benefits from a large driveway providing off street parking for multiple vehicles, alongside a well maintained lawned garden with a pathway leading to the front entrance. A gated pathway runs down the side of the house to the rear, where there is an attractively landscaped garden featuring a paved patio seating area, steps rising to an artificial lawn, and a raised planting bed beyond. The property occupies an end position on the fringe of the development, enjoying an open outlook.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.