Richard Kendall
Estate Agent

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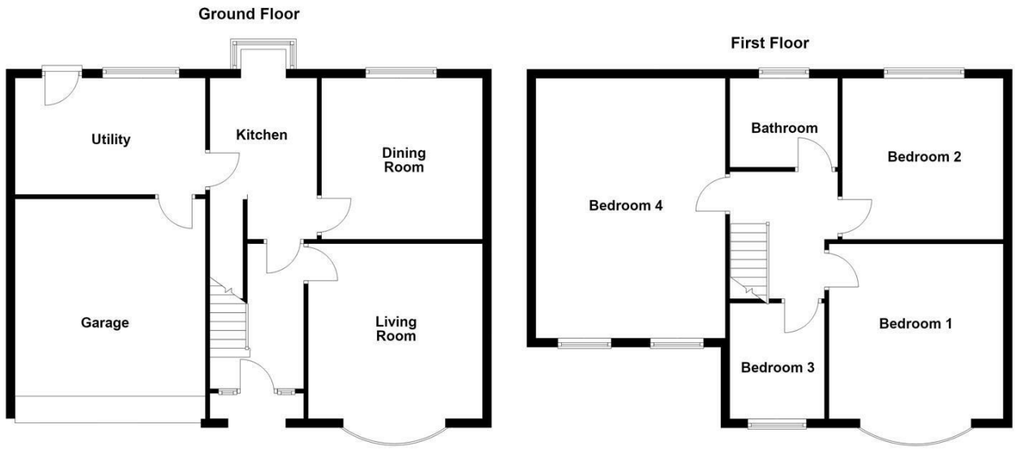


13 Womersley Road, Knottingley, WF11 8AA

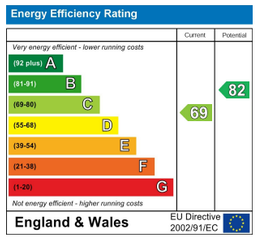
For Sale Freehold £225,000

A deceptively spacious four bedroom semi detached home, occupying an enviable non-estate position within easy reach of local amenities and offering generous family accommodation with scope for some cosmetic updating.

Benefitting from gas fired central heating and sealed unit double glazed windows, the property is approached via an open entrance porch leading into a welcoming reception hall. The main living room sits to the front of the property with a large bay window, while to the rear is a separate dining room overlooking the garden. The kitchen is fitted with a range of units and leads through into a particularly spacious utility room, which also provides internal access to the integral garage. To the first floor are three well proportioned double bedrooms together with a fourth single bedroom, all served by the family bathroom. Externally, the property has gardens to both the front and rear, together with driveway parking leading to the integral garage. The rear garden is particularly generous, with a patterned concrete seating area and lawn.

The property is situated in this established non-estate position within easy reach of the broad range of shops, schools and recreational facilities available in Knottingley. Knottingley also benefits from its own railway station and convenient access to the national motorway network.

Only a full internal inspection will truly reveal the size and potential this substantial family home has to offer. An early viewing is highly recommended.



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

OPEN ENTRANCE PORCH
UPVC entrance door providing access into the reception hall.

RECEPTION HALL
10'5" x 6'10" (3.20m x 2.10m)
Solid wood flooring, central heating radiator and staircase providing access to the first floor.

LIVING ROOM
12'9" x 12'9" (3.90m x 3.90m)
Bay window overlooking the front elevation and double central heating radiator. Former fireplace with brick inset and timber mantle.

DINING ROOM
11'9" x 11'9" (3.60m x 3.60m)
Window overlooking the rear garden, wood effect laminate flooring and double central heating radiator.

KITCHEN
8'6" x 7'10" (2.60m x 2.40m)
Square bay window overlooking the rear elevation. Fitted with a range of cream fronted wall and base units with laminate work surfaces over, incorporating a stainless steel sink unit. Five ring gas hob with extractor hood above, two built-in ovens and space and plumbing for a dishwasher. Useful understairs storage cupboard.

UTILITY ROOM
14'1" x 8'2" (4.30m x 2.50m)
A particularly spacious utility room with window and external door providing access to the rear. Central heating radiator and space and plumbing for a washing machine. Connecting door providing access into the integral garage.

FIRST FLOOR LANDING
Loft access point and useful built-in overstairs storage cupboard.

BEDROOM ONE
12'9" x 12'9" (3.90m x 3.90m)
Bay window overlooking the front elevation. Fitted wardrobe, central heating radiator and feature former fireplace with cast iron surround.

BEDROOM TWO
11'9" x 11'9" (3.60m x 3.60m)
Window overlooking the rear garden and central heating radiator.

BEDROOM THREE
8'2" x 6'10" (2.50m x 2.10m)
Window overlooking the front elevation and central heating radiator.

BEDROOM FOUR
19'0" x 14'1" (5.80m x 4.30m)
Two windows overlooking the front elevation and two central heating radiators.

BATHROOM
7'10" x 6'6" (2.40m x 2.00m)
Frosted window overlooking the rear elevation. Part tiled walls and tiled flooring. Fitted with a three piece white and chrome suite comprising double ended bath with shower over and glazed screen, pedestal wash basin and low flush W.C. Chrome heated towel radiator, extractor fan and cupboard housing the Zanussi gas fired combination central heating boiler.

OUTSIDE
To the front is a patterned concrete driveway providing off road parking and leading to the integral garage. There is also a good sized lawned garden with mature specimen trees. A pathway passes along the side of the property and leads into the rear garden. The rear garden is larger in size and incorporates a patterned concrete seating area, with steps leading down to a well proportioned lawn with a further specimen tree.

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.