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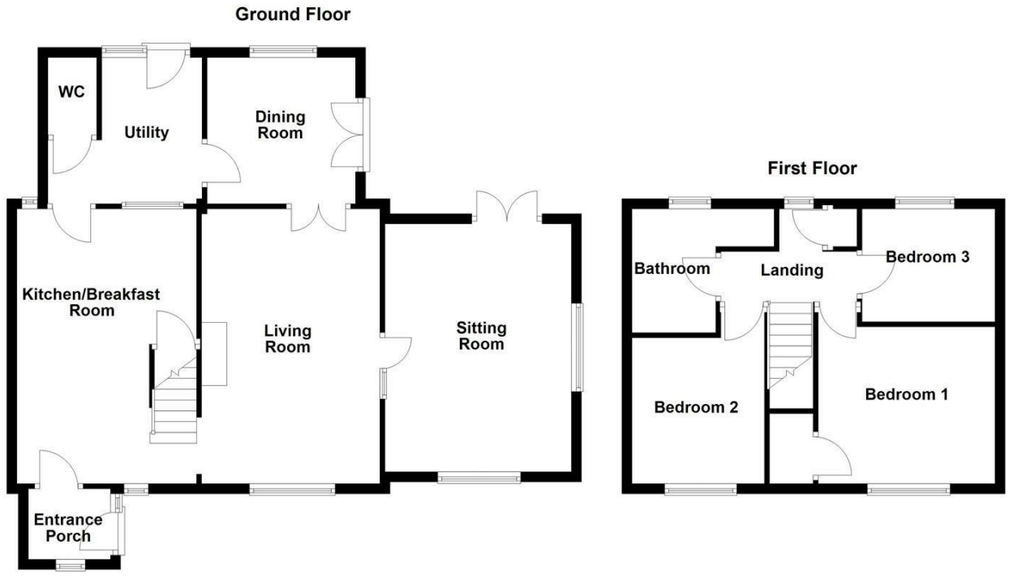


# 17 Tenters Close, Ferrybridge, Knottingley, WF11 8LU

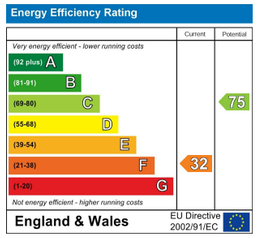
## For Sale Freehold £110,000

Tucked away in a cul-de-sac setting, this extended three bedroom terraced property offers a fantastic opportunity for buyers seeking a home with scope for improvement. Occupying a generous corner plot and benefiting from ample reception space, the property presents excellent potential and is certainly not one to be missed.

The accommodation briefly comprises an entrance porch opening into the kitchen breakfast room, which provides access to both the living room and the utility. The living room leads through to a sitting room and a dining room, both of which open onto the rear garden. The dining room also connects to the utility, which includes a ground-floor WC and further external access. To the first floor, the landing provides loft access and leads to a storage cupboard, three well proportioned bedrooms and the house bathroom. Bedroom one further benefits from a built in storage cupboard. Externally, the property enjoys a low maintenance frontage with a concrete driveway, enclosed by walling and fencing, and accessed via both double and single iron gates. The rear garden is a particular highlight, occupying a generous corner plot mainly laid to lawn, with mature trees, shrubs, and flowerbeds. Several paved patio areas provide ideal spaces for outdoor dining and entertaining, while a timber garden shed offers useful storage. The garden is fully enclosed by timber fencing, creating a safe and private environment for children and pets.

The Ferrybridge area of Knottingley is well suited to a wide range of purchasers, including first-time buyers, families, professional couples, and investors. Local shops and schools are within walking distance, while a wider range of amenities can be found in Knottingley town centre and the neighbouring towns of Castleford and Pontefract. The area is well connected by public transport, with local bus routes and Knottingley train station providing access to surrounding towns and major cities. Excellent motorway links, including the A1 and M62, are also within easy reach.

Offered with huge potential and requiring modernisation, this property must be viewed internally to be fully appreciated. Early viewing is highly recommended to avoid disappointment.




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*

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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

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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
4'7" x 5'8" (1.4m x 1.73m)
Frosted UPVC double glazed door leading in, UPVC double glazed window to the rear and frosted stained-glass UPVC double glazed door into the kitchen breakfast room.

### KITCHEN/BREAKFAST ROOM
17'10"x 11'10" max x 7'10" min (5.45mx 3.63m max x 2.41m min)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, space and plumbing for a gas cooker, space for fridge freezer. Stairs to first floor landing, under stairs storage, UPVC double glazed window to the front, opening to the living room, UPVC double glazed window into the utility, UPVC frosted double glazed door into the utility, timber frame single-pane frosted window to the rear.

### LIVING ROOM
17'10" x 11'6" max x 10'0" min (5.45m x 3.52m max x 3.07m min)
UPVC double glazed window to the front, coving to the ceiling, dado rail, set of double doors to the sitting room, set of double doors to the dining room and gas fireplace with marble hearth, surround and wooden mantle.

### SITTING ROOM
12'0" x 16'6" (3.66m x 5.05m)
Two UPVC double glazed windows, one to the side and one to the front, coving to the ceiling, ceiling rose and a set of UPVC double glazed French doors to the rear garden.

### DINING ROOM
9'7" x 9'6" (2.94m x 2.9m)
UPVC double glazed window to the rear, coving to the ceiling, door through to the utility and set of UPVC double glazed doors to the rear garden.

### UTILITY ROOM
9'6" x 9'8" max x 6'8" min (2.91m x 2.96m max x 2.05m min)
UPVC double glazed window to the rear, frosted UPVC double glazed door to the rear garden, door through to the downstairs w.c and fitted units.

### W.C.
2'8" x 5'2" (0.82m x 1.58m)
Frosted UPVC double glazed window to the side, extractor fan, electric wall-mounted heater, low flush w.c. and wall-mounted wash basin. Part tiled.

### FIRST FLOOR LANDING
Loft access, wall-mounted electric radiator, UPVC double glazed window to the rear, fitted storage cupboard and doors to bedrooms and bathroom.

### BEDROOM ONE
12'2" x 11'7" max x 2'8" min (3.73m x 3.54m max x 0.83m min)
Over-stairs storage cupboard, UPVC double glazed window to the front.

### BEDROOM TWO
8'10" x 12'2" max x 9'6" min (2.7m x 3.72m max x 2.9m min)
UPVC double glazed window to the front.

### BEDROOM THREE
8'8" x 7'3" (2.65m x 2.23m)
UPVC double glazed window to the rear.

### BATHROOM/W.C.
8'1" x 9'4" max x 5'8" min (2.48m x 2.85m max x 1.75m min)
UPVC double glazed window to the rear, low flush WC, pedestal wash basin, panelled bath and a separate shower cubicle with electric shower and glass screen. Part tiled.

### OUTSIDE
Low maintenance front garden, mainly concrete driveway, providing off-road parking. Timber fencing and walls surround with both an iron single and double gate providing access, leading to the front door. The corner plot rear garden is mainly laid to lawn with planted features including mature trees, shrubs and flowers throughout. Paved patio areas, perfect for outdoor dining and entertaining. Timber built garden shed, ideal for storage. Fully enclosed by timber fencing.

### 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.

### 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.