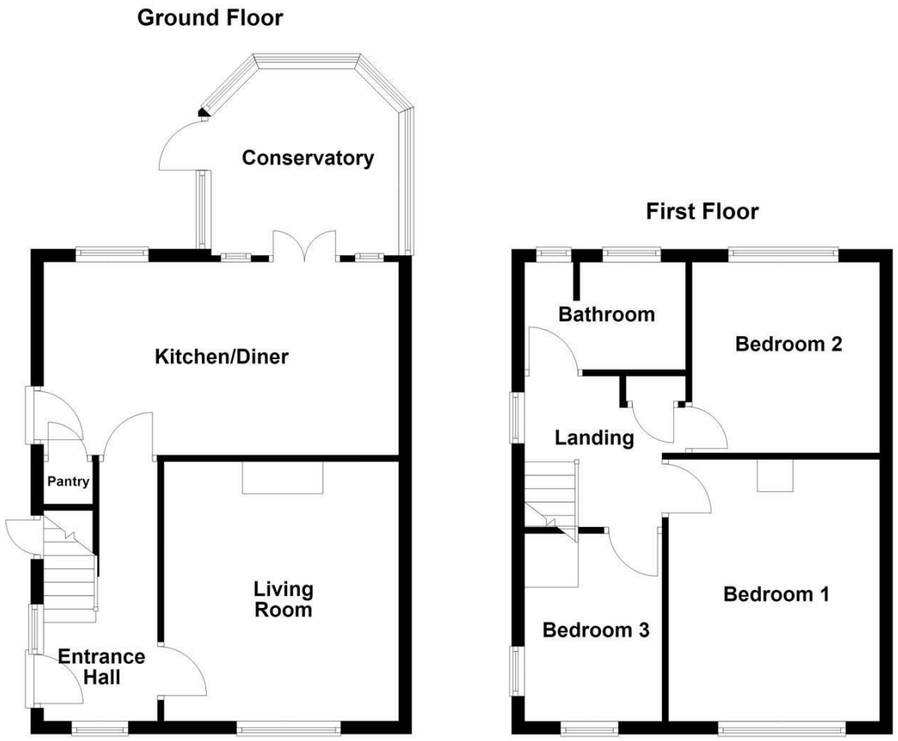
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





31 Rossiter Drive, Knottingley, WF11 0EX

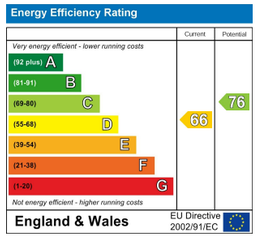
For Sale Freehold £190,000

Situated in the popular Knottingley area is this deceptively spacious three bedroom semi detached property, offering well proportioned accommodation throughout. Boasting a modern fitted bathroom, off road parking and an enclosed rear garden, this attractive home is ideally suited to a range of buyers and is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with stairs leading to the first floor and doors providing access to the living room and kitchen diner. The kitchen diner provides access to a useful pantry cupboard, the side of the property and the conservatory, which in turn opens onto the rear garden. To the first floor, the landing provides access to three bedrooms and the house bathroom, together with access to a loft room. The loft room has previously been used as an office and is partially converted, offering further potential subject to any necessary planning permissions and building regulations. Externally, to the front of the property is a low maintenance garden incorporating artificial lawn, planted borders and a concrete driveway providing off road parking. The driveway continues down the side of the property and leads to a detached single garage with double doors. The front is enclosed by wrought iron fencing with double gates providing access. To the rear is an enclosed garden incorporating a paved patio area, ideal for outdoor dining and entertaining, together with a range of planted beds and space for a garden shed or greenhouse. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Knottingley is a convenient location for a range of buyers, including first time buyers, couples and families, with local shops, schools and everyday amenities all within easy reach. A wider range of facilities can be found in nearby Pontefract and Castleford. Regular bus services operate close by, whilst Knottingley also benefits from its own railway station providing connections to surrounding towns and Leeds. The property is also within easy reach of the A1 and M62 motorway networks, making it particularly convenient for those travelling further afield.

Only a full internal inspection will truly reveal the space, potential and accommodation this property has to offer. An early viewing is therefore 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*

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
13'3" x 5'9" (max) x 2'10" (min) (4.05m x 1.77m (max) x 0.88m (min))
Composite side entrance door with frosted glass panel leading into the entrance hall. UPVC double glazed windows to the front and side, central heating radiator, staircase leading to the first floor landing, doors providing access to the living room and kitchen diner, coving to the ceiling and dado rail.

LIVING ROOM
11'11" x 13'3" (max) x 11'3" (min) (3.65m x 4.05m (max) x 3.43m (min))
UPVC double glazed window to the front, coving to the ceiling, central heating radiator and decorative fireplace with marble hearth and surround and wooden mantle.



KITCHEN DINER
9'10" x 18'1" (3.0m x 5.53m)
Composite side entrance door with frosted glass panel, access to a useful understairs pantry cupboard, UPVC double glazed French doors leading into the conservatory, two UPVC double glazed windows overlooking the rear garden. Central heating radiator. The kitchen is fitted with a range of wall and base units with laminate work surfaces over, incorporating a ceramic sink and drainer with mixer tap, tiled splashback and partial glass splashback. Four ring gas hob with extractor hood above, integrated oven, space and plumbing for a washing machine and space for a fridge freezer.

CONSERVATORY
9'7" x 9'7" (max) x 4'2" (min) (2.93m x 2.93m (max) x 1.29m (min))
Surrounded by UPVC double glazed windows with a UPVC double glazed door providing access to the rear garden.



FIRST FLOOR LANDING
UPVC double glazed window to the side, coving to the ceiling, dado rail and doors providing access to bedroom one, bedroom two, bedroom three, the house bathroom and a useful storage cupboard. A set of wooden steps provides access to the loft room, which has previously been utilised as an office and work from home space.

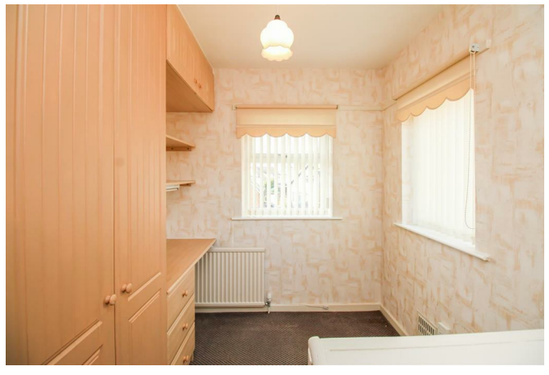
BEDROOM ONE
10'9" x 13'3" (max) x 12'1" (min) (3.28m x 4.05m (max) x 3.70m (min))
UPVC double glazed window to the front, central heating radiator and a range of fitted wardrobes and storage units.



BEDROOM TWO
9'8" x 9'11" (2.96m x 3.03m)
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE
7'2" x 9'6" (max) x6'0" (min) (2.19m x 2.92m (max) x1.85m (min))
Two UPVC double glazed windows to the front and side, central heating radiator and a range of fitted wardrobes and storage units, together with a vanity unit.



BATHROOM
5'6" x 8'1" (max) x 2'8" (min) (1.70m x 2.48m (max) x 0.83m (min))
Two frosted UPVC double glazed windows to the rear, chrome ladder style central heating radiator and a modern three piece suite comprising low flush W.C., wall mounted wash basin with mixer tap and P shaped bath with mixer tap, mains fed shower attachment, glass shower screen and partial wall tiling.



OUTSIDE
To the front of the property is an artificial lawn with planted border incorporating mature trees, shrubs and flowers. The garden is enclosed by walling and timber fencing, with a set of wrought iron double gates providing access to a concrete driveway. The driveway provides off road parking and continues down the side of the property to a detached single garage with timber double doors. To the rear is a relatively low maintenance garden incorporating planted beds with mature shrubs and flowers, together with a paved patio area ideal for outdoor dining and entertaining. There is also space for a garden shed or greenhouse. The garden is fully enclosed by walls and timber fencing, with a timber gate providing access from the side, making it ideal for both children and pets.



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.

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.