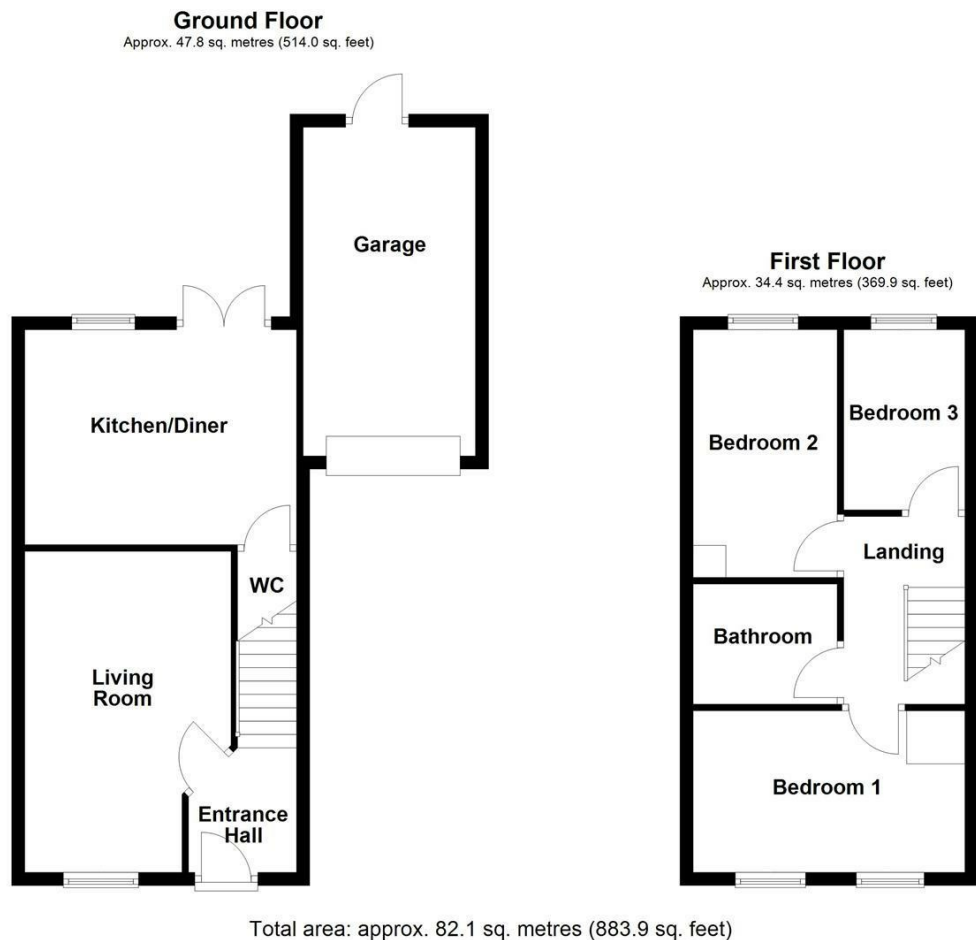


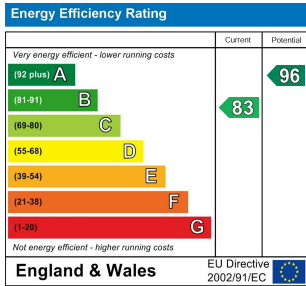


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



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



4 Pear Tree Mews, Knottingley, WF11 0FN

For Sale Freehold £200,000

A particularly attractive and well presented three bedroom semi detached home, benefitting from driveway parking, a garage and a well proportioned enclosed rear garden.

The property is approached via a welcoming entrance hall leading into a good sized living room overlooking the front. To the rear, there is a dining kitchen fitted with a range of modern units and integrated appliances, with French doors opening onto the rear garden. A guest WC completes the ground floor accommodation. To the first floor, there are three well proportioned bedrooms, all served by a well appointed house bathroom. Externally, the property benefits from a driveway providing off street parking leading to a garage, along with a pleasant rear garden offering a good degree of privacy.

The property is situated in a popular residential area on the fringe of Knottingley, within easy reach of local shops, schools and recreational facilities. A wider range of amenities can be found in nearby Pontefract town centre, which also offers railway stations and convenient access to the motorway network.

Only a full internal inspection will fully appreciate all that this home has to offer. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor and central heating radiator.

LIVING ROOM

13'5" x 10'2" [4.10m x 3.10m]

Feature fireplace, window to the front, provision for wall mounted television and central heating radiator.



DINING KITCHEN

13'5" x 13'1" [4.10m x 4.00m]

French doors to the rear garden. Fitted with a range of cream fronted wall and base units, incorporating an induction hob with glazed splashback and extractor hood over, built in oven, space for a fridge freezer, plumbing for a washing machine and central heating radiator.

DOWNSTAIRS W.C.

5'6" x 3'3" [1.70m x 1.00m]

Fitted with a two piece suite comprising wash basin and low flush W.C., with central heating radiator and extractor fan.



FIRST FLOOR LANDING

Central heating radiator and loft access.

BEDROOM ONE

13'9" x 8'2" [4.20m x 2.50m]

Two windows to the front, central heating radiator and fitted wardrobes with sliding mirrored doors.



BEDROOM TWO

12'5" x 7'2" [3.80m x 2.20m]

Window overlooking the rear garden and central heating radiator.



BEDROOM THREE

9'2" x 6'2" [2.80m x 1.90m]

Window overlooking the rear garden and central heating radiator.



BATHROOM/W.C.

7'2" x 5'10" [2.20m x 1.80m]

Fitted with a white and chrome suite comprising panel bath with shower over and glazed screen, pedestal wash

basin and low flush W.C. Heated towel rail and extractor fan.



OUTSIDE

To the front, a neat garden with driveway parking leading to a single garage. A door from the garage provides access to the rear garden. To the rear, a paved patio seating area leading onto a well proportioned lawn.



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.