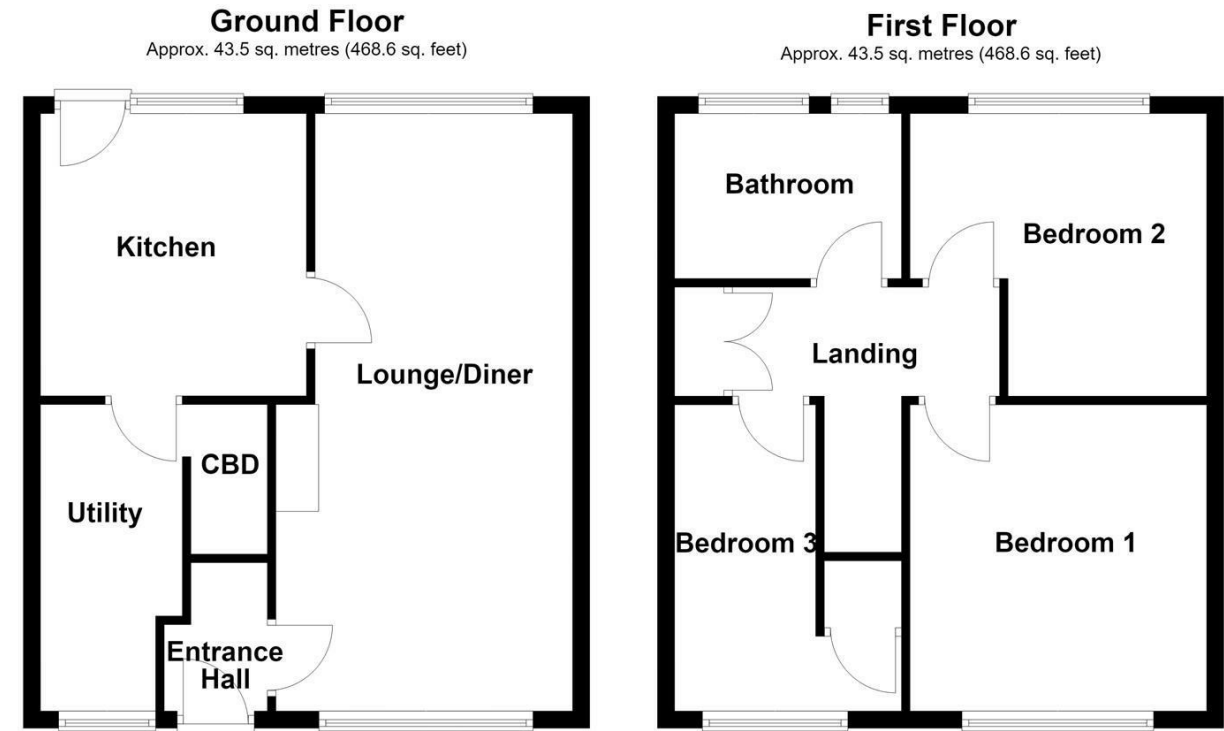




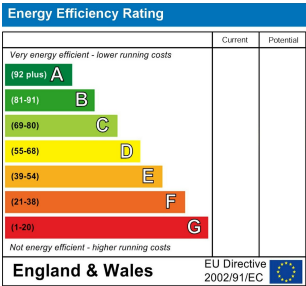
Total area: approx. 87.1 sq. metres (937.2 sq. feet)

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.



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20 Hawthorne Avenue, Knottingley, WF11 0PX

For Sale Freehold £145,000

A fantastic opportunity to purchase this well presented three bedroom mid terraced house, benefiting from a landscaped rear garden, a modern kitchen with a separate utility room and a spacious lounge diner with a feature fireplace. The property also enjoys a contemporary house bathroom, private off road parking, UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall leading into the generous lounge diner, which enjoys dual aspect windows and a feature fireplace. A door provides access to the modern fitted kitchen, which in turn leads to a separate utility room. Useful understairs storage completes the ground floor accommodation. To the first floor, the landing provides access to three good sized bedrooms and a modern three-piece house bathroom. There is also a useful double storage cupboard housing the combination boiler. Externally, cast iron bi-folding gates open onto a private block paved driveway, providing off road parking for two vehicles. The front is fully enclosed by timber panelled fencing. The landscaped rear garden has been designed with outdoor dining and entertaining in mind. It features a porcelain paved patio, white rendered walls, planted borders, an outside power point, water connection and external lighting. A porcelain paved pathway leads through the garden to a timber gate at the rear, with an attractive lawn, a second paved patio and a small timber shed. Timber panelled fencing encloses the garden, providing a good degree of privacy.

The property is conveniently located close to a range of local amenities and schools, with regular bus services to and from Pontefract town centre. The M62 motorway network is also within easy reach, making this an ideal home for those commuting locally or further afield.

Only a full internal inspection will reveal all that this quality home has to offer, and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

A composite front entrance door leads into the entrance hall. There is a frosted UPVC double glazed panelled window overlooking the front aspect, a central heating radiator and a carpeted staircase with handrail leading to the first floor landing. A door provides access to the lounge diner.

LOUNGE DINER

22'11" x 11'5" [max] x 9'11" [min] [7.0m x 3.48m [max] x 3.03m [min]]
Having two UPVC double glazed windows enjoying a dual aspect over the front and rear elevations, two central heating radiators, laminate flooring, coving to the ceiling and a wall mounted black curved glass electric fire. A door leads through to the modern kitchen.



KITCHEN

10'10" x 10'2" [3.31m x 3.11m]
Fitted with a range of modern high gloss wall and base units with laminate work surfaces over and tiled splashbacks above. There is a ceramic sink and drainer with swan-neck mixer tap, an integrated oven and grill, a four-ring ceramic hob with glass splashback and a curved glass extractor hood with LED lighting above. The kitchen also features a display cabinet, plumbing for a washing machine, space beneath the counter, a chrome heated towel radiator, fully tiled flooring, a UPVC double glazed window overlooking the rear garden and a UPVC double glazed door providing access outside. An internal door leads into the utility room.

UTILITY ROOM

11'8" x 5'3" [max] x 4'3" [min] [3.56m x 1.62m [max] x 1.30m [min]]
Having laminate flooring, space for a freestanding fridge freezer and a UPVC double glazed window overlooking the front aspect. An opening leads to a useful understairs storage area with access to the consumer unit, electric and gas meter.

FIRST FLOOR LANDING

Providing access to three bedrooms and the house bathroom. There is loft access and a double doored storage cupboard housing the combination boiler.

BEDROOM ONE

11'11" x 11'5" [3.64m x 3.48m]
Having a UPVC double glazed window overlooking the front elevation, a central heating radiator and coving to the ceiling.



BEDROOM TWO

11'7" x 10'11" [max] x 6'4" [min] [3.54m x 3.34m [max] x 1.94m [min]]
Having a UPVC double glazed window overlooking the rear elevation and a central heating radiator.



BEDROOM THREE

11'10" x 8'9" [max] x 5'4" [min] [3.63m x 2.67m [max] x 1.65m [min]]
Having a UPVC double glazed window overlooking the front elevation, a central heating radiator and a small cupboard providing useful storage over the bulkhead.



BATHROOM

8'8" x 6'3" [2.65m x 1.93m]
Fitted with a modern three piece suite comprising a P-shaped panelled bath with curved glass shower screen, mixer tap and separate mixer shower with chrome attachment and rainfall shower head above, a low flush WC and a wall mounted wash basin set above high gloss vanity drawers with chrome handles. There is also a vanity mirror with integrated lighting, two frosted UPVC double glazed windows overlooking the rear elevation, coving and inset spotlights to the ceiling, fully tiled walls and flooring, a chrome heated towel radiator and an extractor fan.



OUTSIDE

To the front, cast iron bi-folding gates provide access to a private block paved double driveway, offering off road parking for two vehicles. Timber panelled fencing encloses the front on three sides. The landscaped rear garden features a porcelain paved patio with decorative pebble borders and white rendered walls, creating an ideal space for outdoor dining and entertaining. There is a double external power socket, a sensor light and an outside water connection. A porcelain paved pathway with decorative stone borders continues through the garden to a timber gate at the rear. Beyond is an attractive lawn, a second paved patio and a small timber shed providing useful garden storage. Timber panelled fencing encloses the garden on all three sides.



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 Wakefield office and they will be pleased to arrange a suitable appointment.