# 46 Pontefract Road, Knottingley, WF11 0ES

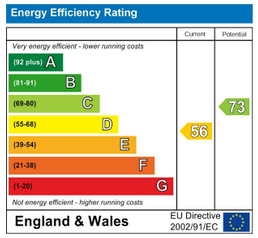
## For Sale Freehold £365,000

Modernised and finished to an exceptional standard throughout, this beautifully appointed three bedroom detached family home enjoys a substantial full width rear extension and occupies a superb, generously sized plot extending to approximately 0.17 acres.

Boasting a gas fired central heating system and double glazed windows, this impressive home is presented with contemporary flair and quality craftsmanship. A welcoming reception hall provides access to the spacious living room, which flows effortlessly into an elegant adjoining sitting area, creating a perfect setting for relaxation and family living. To the rear, the property showcases an outstanding open plan dining kitchen, finished to an exceptional specification with granite worktops, integrated appliances and a stylish breakfast bar. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. The ground floor is completed by a modern guest w.c. and access to the cellar level, which offers versatile storage rooms, a boiler room, and a converted double bedroom, ideal for guests or additional living space. The first floor features two generously sized double bedrooms and a well proportioned single bedroom, all served by a luxurious four piece family bathroom finished to a high standard. Externally, the property is approached via a sweeping block paved driveway with additional gravelled parking and well maintained landscaped borders. Gated access leads to further parking at the side of the house and on to the extensive rear garden, which boasts a large stone patio ideal for entertaining, a manicured lawn, and mature trees offering privacy and tranquillity.

Knottingley is the perfect location for a range of buyers as it is ideally located for a range of buyers as it is ideally located for shops and schools which can be found within walking distance of the property, along with a large range of facilities including supermarkets and public houses. Knottingley is on local bus routes to and from neighbouring towns as well as having its own train station and excellent motorway links.

This is a remarkable family home that perfectly balances modern comfort with traditional character, and an early viewing is highly recommended to fully appreciate its quality, setting, and scale.




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.


Richard Kendall Estate Agent

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

## ACCOMMODATION

### RECEPTION HALL
10'9" x 6'2" (3.3m x 1.9m)
Composite front entrance door with side screen, dado rail, stairs to the first floor and central heating radiator. Doorway provides access down to the cellar.

### LOWER GROUND FLOOR VESTIBULE
Useful storage cupboard off the vestibule with access to the boiler cupboard (1.9m x 1.3m) with a wall mounted Baxi gas-fired central heating boiler and space for a tall freezer.

### CELLAR ROOM
A display bay with frosted double glazed window to the front, part panelled walls and a double central heating radiator. Currently furnished with a double bedroom suite.

### LIVING ROOM
12'5" x 11'9" (3.8m x 3.6m)
Display bay window to the front, double central heating radiator and open plan with steps leading down into the sitting room.

### SITTING ROOM
13'1" x 12'1" (4.0m x 3.7m)
Double doors through to the dining kitchen and a double central heating radiator.

### DINING KITCHEN
18'8" x 10'9" (5.7m x 3.3m)
A superb open plan dining kitchen with double French doors and a window overlooking the rear garden. To the kitchen area, a lovely range of contemporary wall and base units with granite worktops incorporating an inset ceramic sink unit. Space for a range style cooker with glazed splashback and matching filter hood over, integrated microwave, integrated dishwasher, integrated wine cooler and space and plumbing for a washing machine. Provision for an American style side by side fridge freezer, matching breakfast bar and space for wall mounted television. To the dining area, a double central heating radiator and external door to the side.

### W.C.
Fitted with a low suite w.c. and wash basin, central heating radiator and frosted window to the side elevation.

### FIRST FLOOR LANDING
Tall feature window with stained glass to the side, picture rail, central heating radiator, loft access point, and built-in airing cupboard housing the insulated hot water cylinder.

### BEDROOM ONE
13'1" x 12'5" (4.0m x 3.8m)
Window taking full advantage of views over the rear garden, a broad range of light wood grain effect fitted wardrobes with matching cupboards, drawers, and dressing table and double central heating radiator.

### BEDROOM TWO
11'9" x 10'2" (3.6m x 3.1m)
Window to the front, triple fronted built-in wardrobe and central heating radiator.

### BEDROOM THREE
8'6" x 6'6" (2.6m x 2.0m)
A well proportioned third bedroom with a window to the front and central heating radiator.

### BATHROOM/W.C.
2.7m x 1.9m
Frosted window to the rear and refitted to an excellent standard with a four-piece white and chrome suite comprising a long double ended bath, separate shower cubicle with twin head shower and glazed screens, vanity wash basin with drawers beneath, and low suite w.c.. Part panelled walls, ladder style heated towel rail, extractor fan and frosted window to the rear.

### OUTSIDE
To the front, the property is approached by a sweeping block paved driveway that leads to a gravelled parking area with mature shrub borders in front of the house. Gated access to the side provides additional parking and continues round to the rear, where there is a stunning, landscaped garden. A stone paved patio area offers ideal space for outdoor dining and entertaining, with steps up to a large lawned garden bordered by hedges for privacy and a mature tree backdrop.

### COUNCIL TAX BAND
The council tax band for this property is C.

### 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.