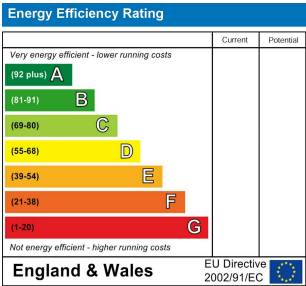


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



<b>WAKEFIELD</b> <b>01924 291 294</b>	<b>OSSETT</b> <b>01924 266 555</b>	<b>HORBURY</b> <b>01924 260 022</b>
<b>NORMANTON</b> <b>01924 899 870</b>	<b>PONTEFRACT &amp; CASTLEFORD</b> <b>01977 798 844</b>	



## Adele Forge Hill Lane, Knottingley, WF11 8HN

### For Sale Freehold £130,000

Situated on Forge Hill Lane in Knottingley is this three bedroom mid terraced property. In need of a slight degree of modernisation but with great potential, the property benefits from well proportioned accommodation, front and rear gardens with potential for off road parking, this property is certainly not one to be missed.

The property briefly comprises of entry through a UPVC double glazed front entrance door into the living room which leads us into the further hallway. The further hallway provides access to the kitchen/diner and stairs to the first floor landing. The kitchen diner leads to the rear garden and the cellar. Upstairs, to the first floor landing there is doors to three bedrooms and the house bathroom. Outside, to the front, the property the garden is mainly laid to lawn with a planted border with mature shrubs and flowers throughout, a concrete pathway leading to the front door with walls to either side and walls with iron fencing to the front. There is a dropped curb to the front, providing potential off road parking which has been used in the past. To the rear of the property the garden provides access for those along the terrace for foot access. The garden is very low maintenance, mainly artificially lawned, with two brick built outbuildings further down the lawn.

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 for more major city links including Leeds. The property is also just yards away from the lovely canal side walks. The M62 motorway is also only a stones throw from the property as is the A1, for those who look to commute further afield.

Ideal for a first time buyer, small family, professional couple or even investors, only a full internal inspection will truly show what is on offer and so an early viewing is highly advised to avoid disappointment.





## ACCOMMODATION

### LIVING ROOM

14'7" x 12'11" [max] x 2'11" [4.46m x 3.96m [max] x 0.9m]  
UPVC double glazed entrance door into the living room. UPVC double glazed bay window to the front, coving to the ceiling, dado rail, ceiling rose, door to further hallway, gas fireplace with brick hearth surround and wooden mantle.



### FURTHER HALLWAY

Stairs to the first floor landing, door to the kitchen/diner, dado rail.

### KITCHEN/DINER

11'3" x 15'8" [max] x 14'1" [min] [3.44m x 4.78m [max] x 4.3m [min]]  
Access to the cellar, exposed beams to the ceiling, dado rail.  
UPVC double glazed window to the rear, frosted UPVC double glazed door to the rear, decorative fireplace with exposed brick

surround and a wooden mantle. A range of wall and base units with laminate worksurface over, stainless steel sink and drainer with mixer tap, tiled splashback. Space and plumbing for a gas cooker, space and plumbing for a washing machine, space for an undercounter fridge/freezer.

### CELLAR

12'9" x 12'9" [3.9m x 3.9m]  
Light

### FIRST FLOOR LANDING

Loft access, dado rail, central heating radiator. Doors to three bedrooms and the bathroom.

### BEDROOM ONE

10'0" x 12'11" [max] x 11'9" [min] [3.05m x 3.95m [max] x 3.6m [min]]  
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, fitted wardrobe.



### BEDROOM TWO

11'3" x 8'1" [3.44m x 2.48m]  
UPVC double glazed window to the rear, a range of fitted wardrobes and storage units, central heating radiator, coving to the ceiling.



### BEDROOM THREE

8'0" x 5'8" [2.46m x 1.75m]  
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator.



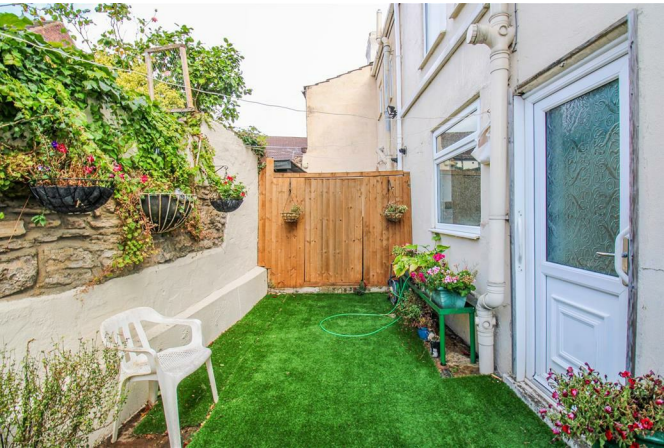
### BATHROOM

7'4" x 5'9" [2.25m x 1.76m]  
Spotlights, extractor fan, chrome ladder style central heating radiator, bulkhead with fitted storage. Concealed cistern low flush W.C., wash basin built into a storage unit with storage below and mixer tap, panelled bath with wet wall panelling. The bath can be turned into a shower cubicle with a mains fed shower head attachment.



### OUTSIDE

To the front of the property the garden is mainly laid to lawn with a planted border with mature shrubs and flowers throughout, a concrete pathway leading to the front door with walls to the side and walls with iron fencing to the front. There is a dropped curb to the front, providing potential off road parking which has been used in the past. To the rear of the property the garden provides access for those along the terrace for foot access. The garden is very low maintenance, mainly artificially lawned, with two brick built outbuildings further down the lawn.



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