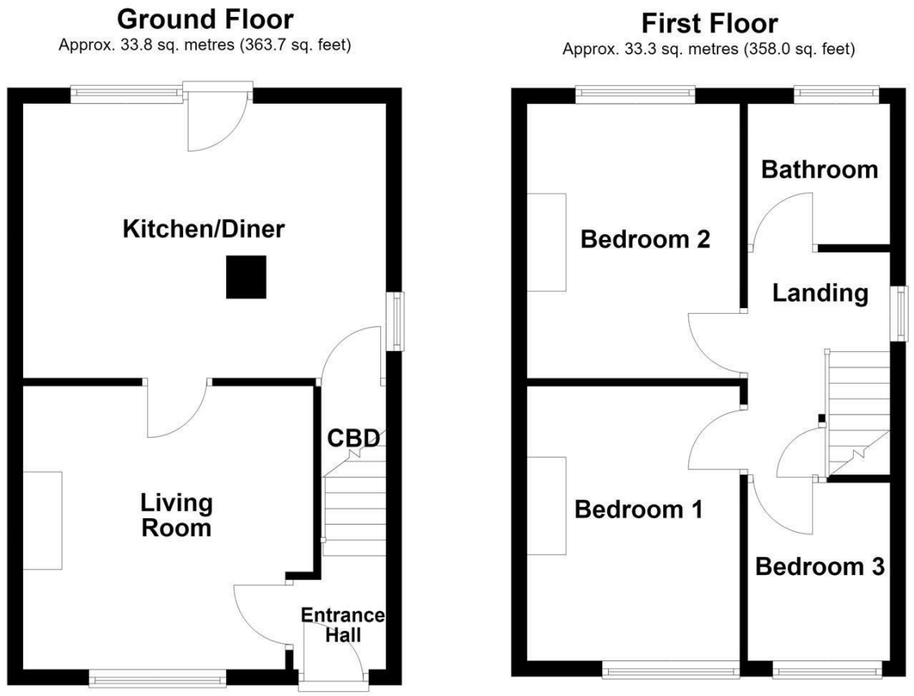


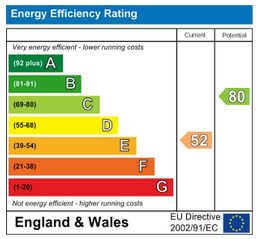

Total area: approx. 67.0 sq. metres (721.7 sq. feet)

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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# 2 Morley Avenue, Knottingley, WF11 8RY

## For Sale Freehold £170,000

A superb opportunity to purchase this well presented three bedroom semi detached home, benefitting from spacious living accommodation, an open plan kitchen diner with breakfast bar, ample off road parking and enclosed gardens to both the front and rear. The property also benefits from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall, living room and an open plan kitchen diner with breakfast bar and access to a useful understairs storage cupboard. To the first floor, the landing provides access to three well proportioned bedrooms and a modern three piece house bathroom. There is also a storage cupboard positioned over the staircase, which houses the combination boiler. Externally, the property has an attractive lawned garden to the front, with a concrete pathway leading from a cast iron pedestrian gate. Double timber gates open onto a concrete and pebbled driveway to the side, providing off road parking for up to three vehicles. A pathway continues along the side of the property, passing a useful block-built outhouse with power and lighting. A timber gate provides access to the low maintenance concrete rear garden, which is fully enclosed by timber fencing.

The property is conveniently located within walking distance of local shops and schools, with regular bus services providing access to Pontefract and Castleford town centres. The M62 motorway network is also within easy reach, making this an ideal home for commuters travelling further afield.

An ideal home for a first time buyer, couple or growing family, and an early viewing is highly recommended.




## ACCOMMODATION

### ENTRANCE HALL
A UPVC double glazed front entrance door leads into the entrance hall, with a central heating radiator, dado rail, coving to the ceiling, a door leading into the living room and a staircase with handrail rising to the first floor landing.

### LIVING ROOM
11'10" x 12'3" (max) x 11'1" (min) (3.63m x 3.74m (max) x 3.39m (min))
The living room features a UPVC double glazed window overlooking the front aspect, a central heating radiator, dado rail and coving to the ceiling. There is a decorative tiled hearth with a solid wood mantel, fitted units to the left hand side and laminate flooring. A door leads through to the kitchen diner.



### KITCHEN DINER
11'6" x 15'5" (3.53m x 4.71m)
Fitted with a range of wall and base units with laminate work surfaces over, tiled splashbacks and a 1 1/2 bowl black sink and drainer with swan-neck mixer tap. There is plumbing and drainage for a slimline dishwasher, space for an under counter appliance and an integrated oven and grill with a four ring ceramic hob, tiled splashback and Cooke & Lewis extractor hood above. The kitchen also provides plumbing and drainage for a washing machine, space for a large freestanding fridge freezer and a breakfast bar with seating for up to four people. Further features include laminate flooring, a central heating radiator, two UPVC double glazed windows overlooking the rear aspect and a further window to the side. A timber door provides access to the understairs storage cupboard, while a UPVC double glazed door leads out to the rear garden and features a frosted glazed panel above.

### FIRST FLOOR LANDING
The landing features a UPVC double glazed window to the side elevation and loft access with a folding wooden ladder. A storage cupboard positioned over the staircase houses the combination condensing boiler. There is also coving to the ceiling.

### BEDROOM ONE
8'11" x 11'10" (2.74m x 3.63m)
A UPVC double glazed window overlooks the front elevation. The room also benefits from coving to the ceiling and a dado rail.



### BEDROOM TWO
8'11" x 11'7" (2.72m x 3.54m)
A UPVC double glazed window overlooks the rear elevation. Further features include coving to the ceiling and a central heating radiator.



### BEDROOM THREE
7'9" x 6'2" (2.38m x 1.88m)
A UPVC double glazed window overlooks the front elevation. The room also benefits from a central heating radiator, dado rail and coving to the ceiling.



### BATHROOM
5'10" x 6'0" (1.80m x 1.84m)
Fitted with a modern three piece suite comprising a panelled bath with mixer tap and shower attachment, a wash basin with mixer tap set within a high gloss vanity unit and a low flush WC with concealed cistern. Further features include partially tiled walls, fully tiled walls around the bath, an extractor fan, a wall mounted mirror, a frosted UPVC double glazed window overlooking the rear elevation and a chrome ladder-style radiator.



### OUTSIDE
To the front of the property is an attractive and generous lawned garden, with a central concrete pathway leading from a cast iron pedestrian gate adjoining the roadside. Double timber gates provide access to a concrete and pebbled driveway to the side of the property, offering off road parking for up to three vehicles. A concrete pathway continues along the side of the property, where there is a block built outhouse with power and lighting, providing useful storage. A timber gate leads into the low maintenance concrete rear garden, which is fully enclosed by timber fencing to all three sides. Hot and cold external water connections are also located to the rear of the property.



### 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.