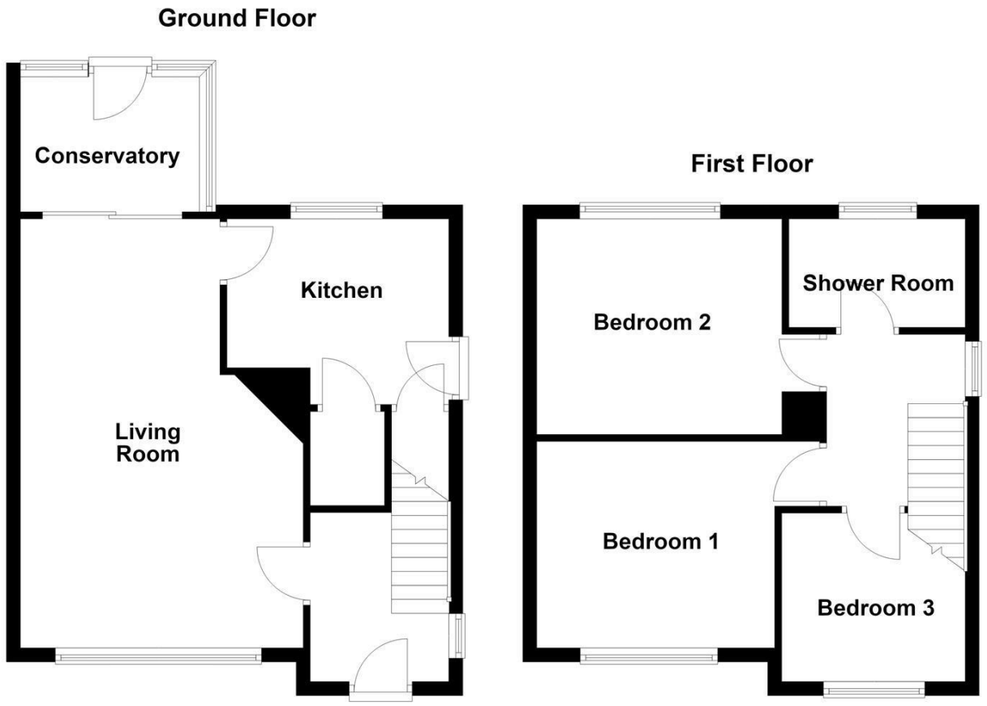
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





6 Cleveland Avenue, Knottingley, WF11 8EN

For Sale Freehold £170,000

Situated in an enviable backwater position is this well proportioned three bedroom semi detached home, benefitting from a detached garage, ample driveway parking and a secluded yet highly accessible setting.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached through a welcoming reception hall which leads into the generously proportioned living room with feature fireplace. To the rear, the living room flows through into the conservatory, which takes full advantage of the outlook across the back garden. Alongside is a refitted kitchen fitted with a good range of modern units and integrated cooking appliances. To the first floor are two double bedrooms and a further single bedroom, all served by a well appointed modern shower room. Externally, the property benefits from gardens to both the front and rear together with gated driveway parking leading to a detached single garage.

The property occupies a popular residential position, tucked just off the beaten track yet within easy reach of a broad range of local shops, schools and recreational facilities. Further amenities, railway connections and access to the national motorway network are all within convenient reach.

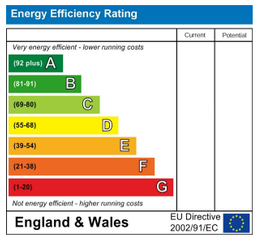
Only a full internal inspection will truly reveal the space, setting and accommodation this appealing home has to offer. An early viewing is highly recommended.

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.



ACCOMMODATION

RECEPTION HALL
7'10" x 6'6" (2.40m x 2.00m)
UPVC front entrance door leading into the reception hall. Window overlooking the side elevation, double central heating radiator and deep double fronted cloaks cupboard. Staircase providing access to the first floor landing.

LIVING ROOM
20'0" x 13'1" (6.10m x 4.00m)
Large picture window overlooking the front elevation. Double central heating radiator together with an additional central heating radiator positioned towards the rear. Feature fireplace with ornate timber surround, marble effect inset and hearth, housing an electric fire. Double patio doors lead through into the conservatory.



CONSERVATORY
9'2" x 6'2" (2.80m x 1.90m)
Taking full advantage of the outlook over the rear garden. Windows to two sides, solid roof and personal door providing access onto the patio.



KITCHEN
10'2" x 8'2" (3.10m x 2.50m)
Refitted to an attractive standard with a good range of white gloss fronted wall and base units with laminate work surfaces over and tiled splashbacks. Inset stainless steel sink unit, four ring stainless steel gas hob with matching extractor hood above, built-in oven and integrated combination microwave. Space and plumbing for a washing machine together with space for a tall fridge freezer. Window overlooking the rear garden and external door providing access to the side. Double central heating radiator. Useful walk-in pantry cupboard together with a further understairs storage cupboard.

FIRST FLOOR LANDING
Window overlooking the side elevation and loft access hatch. Doors provide access to three bedrooms and the shower room.

BEDROOM ONE
11'1" x 9'10" (3.40m x 3.00m)
Window overlooking the front elevation. Central heating radiator.



BEDROOM TWO
11'1" x 10'2" (3.40m x 3.10m)
Window overlooking the rear elevation. Central heating radiator and loft access point.



BEDROOM THREE
8'6" x 7'10" (2.60m x 2.40m)
Window overlooking the front elevation. Central heating radiator.

SHOWER ROOM
8'6" x 5'6" (2.60m x 1.70m)
Tiled walls and fitted with a modern white and chrome three piece suite comprising large shower enclosure with glazed screen, wall mounted wash basin and wall mounted low flush W.C. with concealed cistern. Chrome ladder style heated towel radiator and frosted window overlooking the rear elevation. Ideal gas fired combination boiler housed within the room.



OUTSIDE
To the front is a lawned garden with mature shrubs. A gated driveway provides ample off street parking and continues down the side of the property towards the garage. The rear garden is predominantly laid to lawn with a paved patio seating area and a broad range of mature shrubs and planting.



DETACHED GARAGE
Detached single garage positioned to the rear.

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 PONTEFRACT
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.