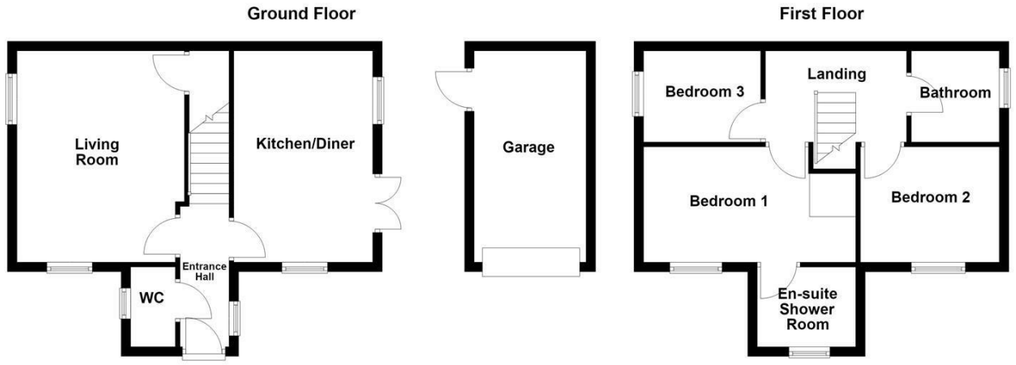
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





27 Oak Tree Way, Knottingley, WF11 0FB

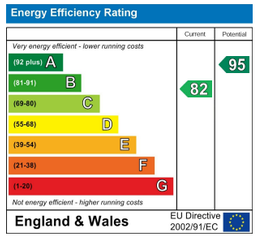
For Sale Freehold £225,000

Situated within an attractive modern development in the popular town of Knottingley is this beautifully presented three bedroom detached family home, offering spacious and well proportioned accommodation throughout.

The accommodation briefly comprises a welcoming entrance hall with staircase rising to the first floor and access to a convenient downstairs WC. The spacious living room provides a comfortable setting for everyday relaxation, while the well appointed kitchen diner offers an excellent space for family meals and entertaining, with direct access onto the side garden. A useful understairs storage cupboard provides additional practicality. To the first floor, the landing leads to three well proportioned bedrooms, including the principal bedroom with its own en suite shower room, together with a contemporary family bathroom and loft access. Externally, the property enjoys an attractive lawned garden to the front with a paved pathway leading to the entrance door. A tarmac driveway provides off road parking for approximately two to three vehicles and leads to a detached single garage, benefitting from an electrically operated roller door, power, lighting and a separate side access door. The principal garden is positioned to the side of the property and is predominantly laid to lawn, incorporating an attractive stone paved patio area, ideal for al fresco dining and outdoor entertaining. There is also ample space for a garden shed or summer house, while timber fencing and gated access create a fully enclosed garden, particularly suitable for families with children and pets.

Conveniently positioned between Knottingley and Pontefract, the property benefits from easy access to a range of local amenities, including shops, schools, supermarkets and traditional public houses. Regular bus services operate nearby, while Knottingley railway station provides connections towards Leeds and Wakefield. The A1 and M62 motorway networks are also within easy reach, making this an excellent location for those commuting further afield.

Offering an appealing combination of modern accommodation, generous outdoor space and excellent parking facilities, this attractive detached home presents a wonderful opportunity for a range of buyers. An early internal viewing is highly recommended to fully appreciate the quality, space and convenient location this property has to offer.



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

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. UPVC double glazed window overlooking the side elevation. Central heating radiator and staircase providing access to the first floor landing. Doors provide access to the living room, kitchen diner and downstairs W.C.

W.C.
5'5" x 2'10" (1.67m x 0.87m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a two piece suite comprising low flush W.C. and wash hand basin with mixer tap and tiled splashback. Central heating radiator.

LIVING ROOM
14'7" x 11'3" (4.45m x 3.45m)
UPVC double glazed windows overlooking the front and side elevations. Central heating radiator. Access to a useful understairs storage cupboard.



KITCHEN DINER
14'7" x 9'6" (4.45m x 2.90m)
UPVC double glazed windows overlooking the front and side elevations. UPVC double glazed French doors opening onto the side garden. Fitted with a modern range of wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap. Four ring electric hob with stainless steel splashback and extractor hood above, together with integrated oven. Space for a fridge freezer and space and plumbing for a washing machine and dishwasher. Ideal combination boiler housed within the room. Central heating radiator and extractor fan.

FIRST FLOOR LANDING
Loft access and central heating radiator. Doors provide access to three bedrooms and the house bathroom.

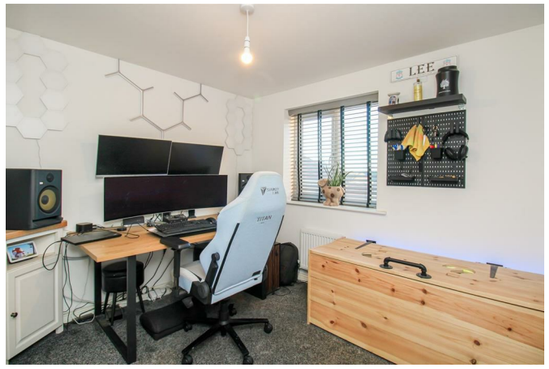
BEDROOM ONE
14'7" x 8'1" (4.45m x 2.47m)
UPVC double glazed window overlooking the front elevation. Central heating radiator. Useful over-bulkhead storage. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
6'6" x 5'5" (2.00m x 1.66m)
Frosted UPVC double glazed window overlooking the front elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and tiled splashback, and shower enclosure with mains fed shower attachment and glazed shower screen. Partial tiling, extractor fan and central heating radiator.



BEDROOM TWO
9'6" x 8'2" (2.92m x 2.50m)
UPVC double glazed window overlooking the front elevation. Central heating radiator.



BEDROOM THREE
8'1" x 6'2" (2.47m x 1.90m)
UPVC double glazed window overlooking the side elevation. Central heating radiator.

HOUSE BATHROOM
6'0" x 6'0" (1.85m x 1.85m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and tiled splashback, and panelled bath with mixer tap, shower attachment, electric shower and glazed shower screen. Partial tiling, extractor fan and central heating radiator.



OUTSIDE
To the front is a lawned garden with paved pathway leading to the entrance door. A tarmacadam driveway to the side provides off road parking for two to three vehicles. To the rear is a lawned garden incorporating a stone paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing with gated access, making it suitable for both children and pets.



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.