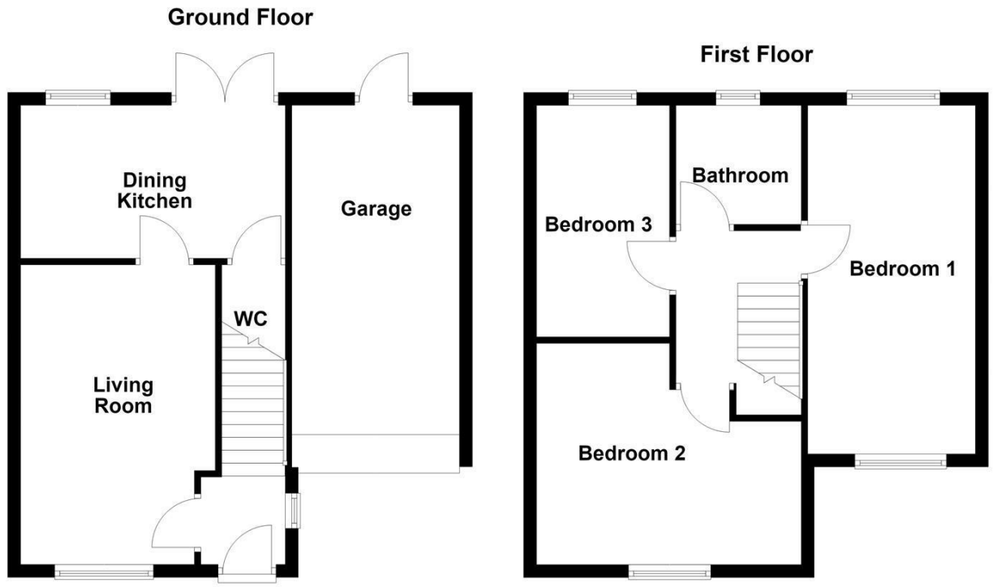
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





39 Woodville Way, Knottingley, WF11 0HZ

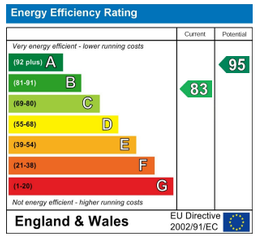
For Sale Freehold £195,000

Situated within a popular modern development on the outskirts of Knottingley is this beautifully presented and deceptively spacious three bedroom semi detached family home.

Benefitting from gas fired central heating and sealed unit double glazed windows, the accommodation briefly comprises a welcoming entrance hallway leading into a spacious living room, providing a comfortable setting for everyday relaxation. Spanning the rear of the property is an impressive kitchen diner, fitted with a range of contemporary units and integrated appliances, offering ample space for family dining and entertaining. French doors open directly onto the rear garden, allowing natural light to flow through, while a convenient downstairs WC completes the ground floor accommodation. To the first floor, the landing provides access to three well proportioned bedrooms and a beautifully appointed family bathroom. Externally, the property enjoys a driveway to the front providing side by side off road parking for two vehicles, together with access to the integral garage. To the rear is a particularly generous enclosed garden, thoughtfully landscaped to provide an excellent outdoor space for family enjoyment and entertaining. Featuring an extensive paved patio area, ideal for al fresco dining and relaxation, together with a substantial lawn, the garden is a particular highlight of this attractive home.

Conveniently positioned on the outskirts of Knottingley, the property is within easy reach of a range of local amenities, including shops, schools and recreational facilities. A wider selection of shopping, dining and leisure opportunities can be found in nearby Pontefract town centre, while excellent access to the national motorway network makes this an ideal location for those commuting further afield.

Offering an appealing combination of spacious accommodation, modern interiors and a larger than average rear garden, this superb family home is certainly worthy of an internal inspection. An early viewing is highly recommended to fully appreciate all that 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
4'7" x 4'7" (1.40m x 1.40m)
Composite front entrance door leading into the entrance hall. Window overlooking the side elevation and central heating radiator. Staircase providing access to the first floor landing.

LIVING ROOM
15'5" x 10'2" (4.70m x 3.10m)
Window overlooking the front elevation. Double central heating radiator.



DINING KITCHEN
13'5" x 7'10" (4.10m x 2.40m)
Window overlooking the rear elevation. The kitchen area is fitted with a good range of modern wall and base units with laminate work surfaces over and brick set tiled splashbacks. Inset stainless steel sink unit. Four ring Bosch gas hob with matching extractor hood above and built-in oven. Space and plumbing for a washing machine together with space for a tall fridge freezer. The adjoining dining area has double French doors opening onto the rear garden and a central heating radiator.



W.C.
5'6" x 3'3" (1.70m x 1.00m)
Fitted with a two piece white and chrome cloakroom suite comprising low flush W.C. and vanity wash basin with storage below. Central heating radiator and extractor fan.

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

BEDROOM ONE
17'0" x 9'2" (5.20m x 2.80m)
Windows overlooking both the front and rear elevations. Central heating radiator.



BEDROOM TWO
13'9" x 11'5" (4.20m x 3.50m)
Window overlooking the front elevation. Central heating radiator.



BEDROOM THREE
11'9" x 6'10" (3.60m x 2.10m)
Window overlooking the rear elevation. Central heating radiator.

BATHROOM
6'6" x 6'2" (2.00m x 1.90m)
Frosted window overlooking the rear elevation. Part tiled walls. Fitted with a three piece white and chrome suite comprising panelled bath with shower over and glazed shower screen, vanity wash basin with storage below and low flush W.C. Chrome ladder style heated towel radiator and extractor fan.



OUTSIDE
To the front is a double width driveway providing ample off street parking and leading to the integral single garage. To the rear is a landscaped garden incorporating an enlarged Indian stone paved patio seating and entertaining area. A lawn extends beyond the patio.



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
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.