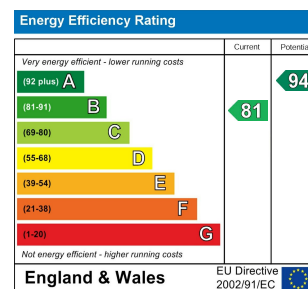
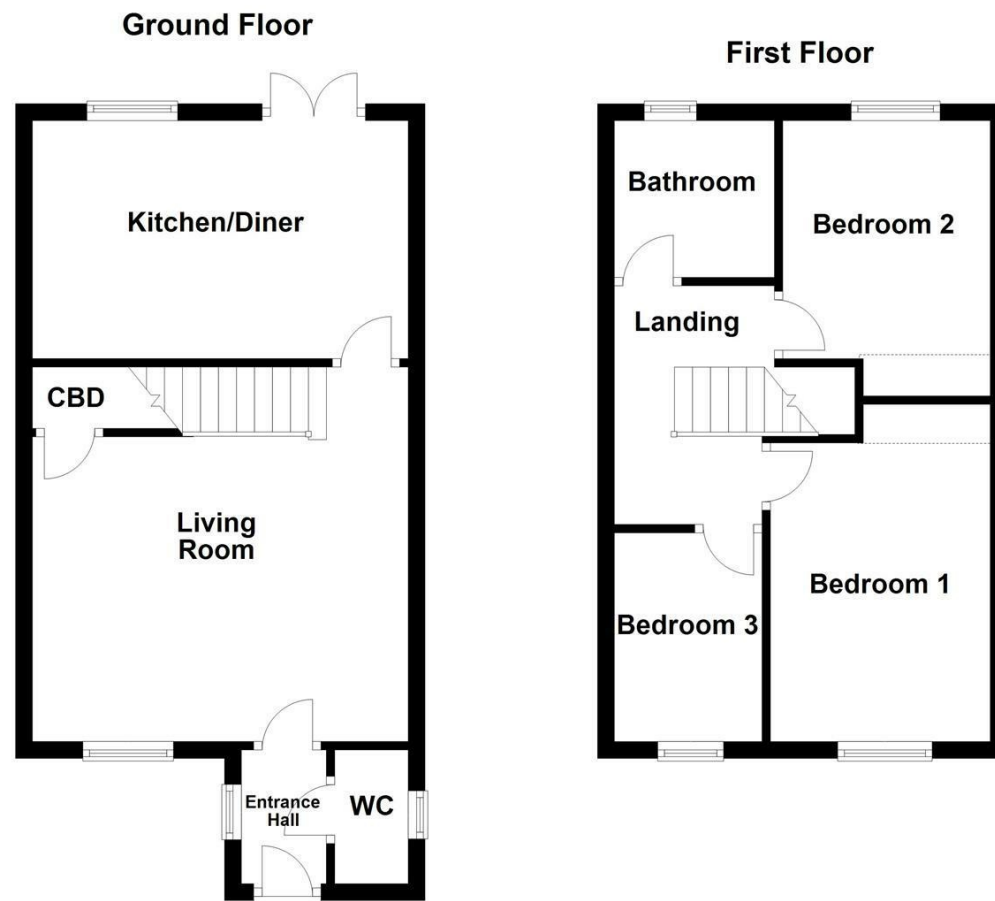




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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective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



14 Arnall Close, Knottingley, WF11 0EL
For Sale Freehold £220,000

Situated on a modern development in Knottingley is this three bedroom detached home benefitting from well proportioned accommodation throughout, off road parking and an attractive tiered enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., living room and kitchen/diner. The first floor landing leads to three good sized bedrooms and the house bathroom/w.c. Outside to the front there is a lawned area and a pebbled driveway running down the side of the property leading to the single semi-detached garage. The rear garden is tiered, mainly laid to lawn with raised planted beds and paved patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

Knottingley is aptly placed for a range of buyers as it is within close proximity to local amenities such as shops and schools. For those looking to travel further afield, the M62 motorway is only a short distance away and main bus routes run to and from Castleford and Pontefract.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, doors to the living room and downstairs w.c. UPVC double glazed window to the side.

W.C.

2'10" x 5'1" [0.87m x 1.57m]

UPVC double glazed window to the side, central heating radiator, low flush w.c., ceramic wash basin built into storage unit and mixer tap.

LIVING ROOM

14'7" x 14'7" [max] x 11'10" [min] [4.47m x 4.45m [max] x 3.62m [min]]

Stairs to the first floor landing, door to understairs storage cupboard and kitchen/diner. UPVC double glazed window to the front, central heating radiator and electric fireplace with hearth, surround and wooden mantle.



KITCHEN/DINER

14'6" x 9'3" [4.43m x 2.84m]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, four ring gas hob with stainless steel extractor hood above. Integrated Zanussi oven, space and plumbing for a washing machine, dishwasher and fridge/freezer. Central heating radiator, UPVC double glazed window and set of UPVC double glazed French doors to the rear.



FIRST FLOOR LANDING

Loft access, central heating radiator and doors leading to three bedrooms and the house bathroom/w.c.

BEDROOM ONE

8'1" x 11'3" [2.48m x 3.43m]

UPVC double glazed window to the front, central heating radiator and set of fitted wardrobes with sliding doors.



BEDROOM TWO

8'1" x 9'5" [2.47m x 2.88m]

UPVC double glazed window to the rear, central heating radiator and set of fitted wardrobes with sliding doors.



BEDROOM THREE

8'1" x 6'1" [2.48m x 1.87m]

UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

6'0" x 6'0" [1.85m x 1.85m]

Central heating radiator, UPVC double glazed frosted window to the rear, low flush w.c., pedestal wash basin and panelled bath with mixer tap, shower head attachment and glass shower screen.



OUTSIDE

To the front of the property there is a lawned area and pathway to

the front door and pebbled driveway running down the side of the property providing off road parking leading to the single semi-detached garage with up and over door. The rear garden is tiered, mainly laid to lawn with raised planted beds and slate areas incorporating paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



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.