



1 Bed
House - End Terrace
located in
Knottingley

Offers In The Region Of
£110,000



enfields

Pollards Fields
Knottingley
WF11 8TB

Lead In

Occupying an unusual and highly distinctive position, this one-bedroom end terraced house is quite different from the majority of properties on the street. The property enjoys a larger than average plot, with both front and rear gardens, private access to either side and the added benefit of a separate garage.

Internally, the property is modernly presented throughout and offers well-proportioned accommodation arranged over two floors. To the ground floor is a welcoming lounge/dining area and fitted kitchen, while the first floor provides a double bedroom and bathroom.

Situated on Pollards Fields in Ferrybridge, the property benefits from a peaceful and popular residential location, whilst remaining within walking distance of local parks, shops and primary schools. Excellent commuter links are also close by, making this a convenient choice for a variety of buyers.

The property would make an ideal purchase for a first-time buyer, investor or those looking to downsize, offering a combination of outdoor space, parking, garage facilities and a distinctive position that is rarely available.

An internal inspection is highly recommended to fully appreciate the size, position and unique offering of this one-bedroom home.

Entrance Hall

3'9" x 3'3"

Access to the living room. Tiled effect flooring.

Living Room

13'2" x 11'11"

Access to the kitchen and the stairs leading to the first floor. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen

13'2" x 5'2"

Modern range of high and low level kitchen units with integrated extractor hood. Space for oven and fridge freezer. Plumbing for washing machine. Sink with drainer and chrome tap. Wood effect flooring. UPVC double glazed window to the front elevation.

Landing

5'8" x 3'8"

Double built in storage cupboard. Access to the bedroom, bathroom and the boarded loft. Carpeted throughout.

Bedroom

9'12" x 10'11"

Access to storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



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Bathroom 7'4" x 5'10"

White suite comprising of panel bath with chrome tap and mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Partially tiled walls. Central heated radiator. UPVC double glazed frosted window to the front aspect.

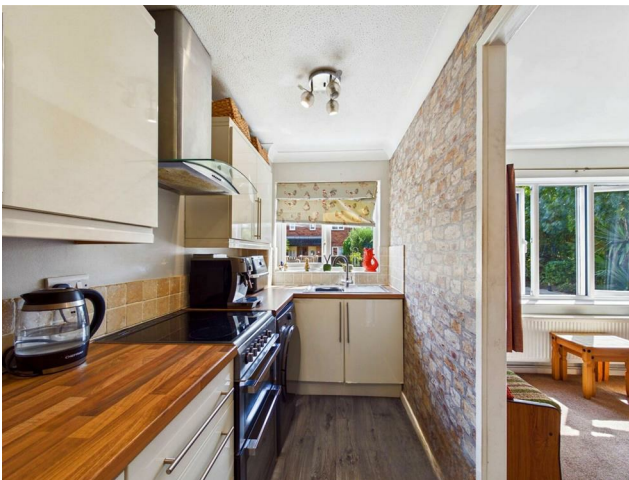
External

Occupying a larger than average end plot, this distinctive back-to-back end terraced home enjoys generous private gardens extending around the property, providing an excellent amount of outdoor space.

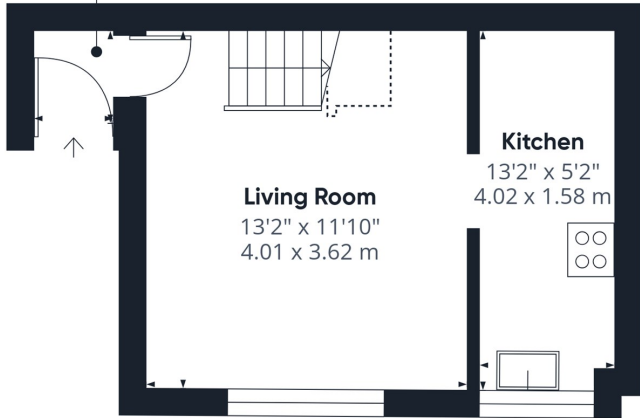
The main garden is predominantly laid to lawn with a paved pathway leading to the entrance, complemented by mature trees, established hedging and planted borders which provide an attractive setting and a good degree of privacy. A further paved seating area creates an ideal space for outdoor furniture and entertaining.

The garden continues around the side of the property, offering additional usable space with mature planting and fenced boundaries, while a greenhouse and timber garden room/summerhouse provide useful additions.

A particular advantage is the private access available to both sides of the property, while a separate detached garage is located within a nearby garage court, providing useful parking or storage.

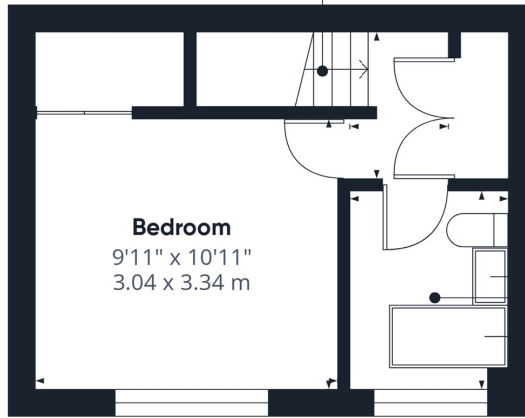


Entrance Hall
3'9" x 3'3"
1.15 x 0.99 m



Floor 0 Building 1

Landing
5'8" x 3'8"
1.73 x 1.13 m



Floor 1 Building 1

Bathroom
7'3" x 5'10"
2.23 x 1.79 m

Approximate total area⁽¹⁾

569 ft²
52.9 m²

Reduced headroom
6 ft²
0.6 m²

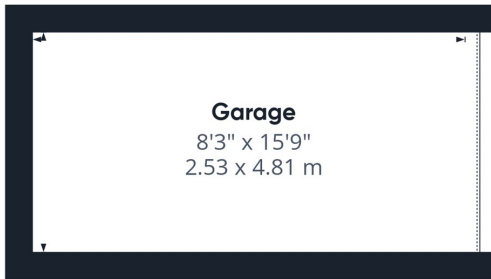
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Garage
8'3" x 15'9"
2.53 x 4.81 m



Floor 0 Building 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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