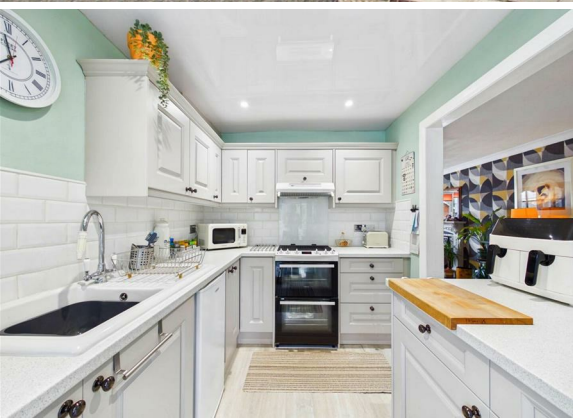




3 Bed
House - Semi-
Detached
located in
Knottingley
£220,000



enfields

Arncliffe Drive
Knottingley
WF11 8RH

Lead In

Situated within the highly sought-after village of Ferrybridge, this beautifully presented three-bedroom semi-detached home is finished to an exceptional standard throughout and offers a fantastic opportunity for a wide range of buyers, including first-time purchasers, growing families and those looking to simply move straight in.

The property boasts a large block-paved driveway to the front, providing ample off-road parking, with gated access leading down the side of the property to a fully enclosed and professionally landscaped rear garden, creating the perfect space for outdoor entertaining and family enjoyment. The rear garden further benefits from a timber summer house with power and lighting, together with a useful timber bike store positioned to the side of the property.

Internally, the home offers modern and stylish accommodation throughout, briefly comprising a welcoming entrance hall, spacious lounge diner, contemporary fitted kitchen and a versatile conservatory/utility area, providing additional living space and practicality. To the first floor are three well-proportioned bedrooms and a modern family bathroom.

The current owners have invested significantly in the property, with notable improvements including a full electrical rewire completed in 2025, replacement of the majority of radiators in 2025, and full cavity wall insulation to improve energy efficiency. The loft space has also been fully insulated and benefits from a fitted loft ladder, lighting and access hatch, providing excellent additional storage.

The location is one of the property's strongest features, with highly regarded schools, local shops, pubs and everyday amenities all within easy reach. For those who enjoy the outdoors, there are exceptional canal-side and riverside walks nearby, offering beautiful scenery right on your doorstep.

Combining a desirable location, high-quality finish, excellent outdoor space and a range of valuable recent upgrades, this superb home is expected to attract significant interest. Early viewing is highly recommended to avoid disappointment.

Entrance Porch

2'9" x 7'2"

Access to the hallway. Tiled effect flooring. UPVC double glazed windows to the front elevation.

Hallway

6'2" x 3'5"

Access to the living room diner and stairs leading to the first floor. Carpeted throughout. Central heated radiator.

Living Room Diner

23'11" x 7'5"

Access to the kitchen and storage cupboard. Carpeted throughout. Central heated radiators. UPVC double glazed windows to the front and rear elevations.

Kitchen

9' x 7'1"

Modern range of high and low level kitchen base units in shaker style with integrated hob and extractor hood over. Free standing oven. Sink with drainer and chrome tap. Access to the utility room / sunroom. Wood effect flooring. UPVC double glazed windows looking into the sunroom.





Utility Room / Sunroom

8'6" x 14'11"

Option to reconnect plumbing for washing machine. Space for fridge/freezer. UPVC double glazed French door leading to the rear garden. UPVC double glazed windows to the rear.

Landing

6'11" x 2'10"

Access to all three bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.

Bedroom One

12'7" x 8'8"

Built in wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two

10'11" x 9'2"

Wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three

9'5" x 6'2"

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Shower Room

6'11" x 5'7"

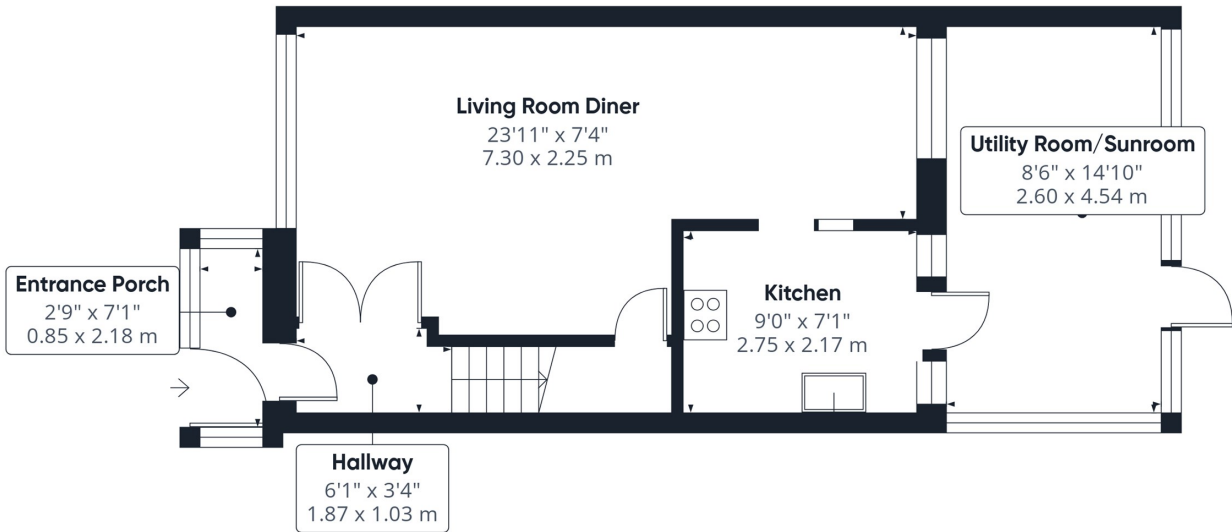
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Extractor fan. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side elevation.

External

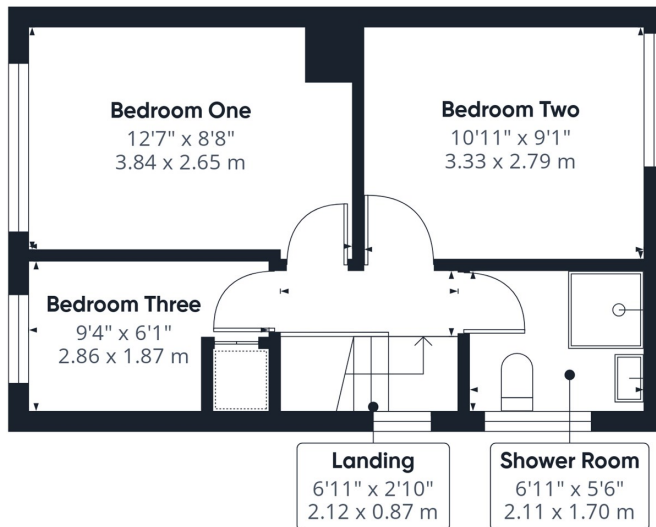
The property occupies an attractive position within a well-established residential area and benefits from an extensive block-paved frontage providing off-road parking for multiple vehicles. A wide gated side access offers convenient entry to the rear garden. The low-maintenance frontage creates an excellent first impression and is ideally suited for modern family living.

To the rear is a delightful enclosed garden, thoughtfully arranged to provide a variety of outdoor spaces for relaxation and entertaining. A paved patio adjoins the property, leading onto a lawned area with mature planting, established borders and a wealth of colourful shrubs. The garden enjoys a private feel with mature trees providing a pleasant backdrop. Fully enclosed by fencing, this attractive outdoor space is ideal for families, keen gardeners and those who enjoy outdoor entertaining.





Floor 0



Floor 1



Approximate total area⁽¹⁾
815 ft²
75.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(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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