Park Row

The proactive estate agent



Cotterill Road, Knottingley, WF11 0HB

Offers In Excess Of £130,000

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This end terraced house located in this popular residential area is not to be missed, contact us today to secure your viewing!

This three-bedroom end-terrace house offers a perfect blend of comfort and convenience. Requiring some cosmetic updating, this property gives an opportunity for the next buyer to add their own personal touch. Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The end-terrace design offers added privacy and a sense of space, making it a desirable option for potential buyers or renters.

To the ground floor, you will find the living room, kitchen, utility room and the stairs leading to the first floor. To the first floor you will find all three bedrooms, WC and the family bathroom.

Externally, the property includes two large front-facing windows that allow plenty of natural light into the main living spaces. The front garden bordered by fencing leads to the entrance via a paved pathway. To the rear, the property offers a spacious, low-maintenance garden area featuring a blend of block paving and artificial lawn—ideal for outdoor seating, play areas, or entertaining. The rear elevation mirrors the front with matching brickwork and two well-proportioned windows that overlook the garden, along with a secondary entrance door for convenient access. The garden is fully enclosed by fencing, providing security and privacy, and benefits from ample open space with potential for customisation.







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FEDERATION OF INDEPENDENT AGENTS

Entrance Hall
3'4" x 4'4" (1.01 x 1.32)
Access to living room, kitchen and stairs leading to first floor. Carpeted throughout.

Living Room
17'9" x 9'4" (5.42 x 2.84)
Feature fire surround with marble effect inset and hearth and a living flame effect electric fire . Carpeted throughout. Central heated radiator. UPVC double glazed window looking to both the front and rear.

Kitchen
12'12" x 9'11" (3.96 x 3.01)
A fitted kitchen with a range of white high and low level kitchen units with laminate worktops. Electric oven and four ring hob. Stainless steel sink with drainer and chrome taps over. Tiled splash areas. Vinyl flooring. Central heated radiator. UPVC double glazed window to the front of the property.

Utility Room
4'4" x 10'1" (1.33 x 3.08)
Access to storage cupboard. Door leading to the rear. Option to reconnect plumbing for washing machine. Central heated radiator. UPVC double glazed window to the rear.

Landing
2'11" x 8'9" (0.89 x 2.66)
Access to all three bedrooms, WC and the bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the rear.

Main Bedroom
11'11" x 9'12" (3.62 x 3.04)
Built in storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the front of the property.

Bedroom Two
9'3" x 10'11" (2.81 x 3.32)
Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the front of the property.

Bedroom Three
8'4" x 7'11" (2.54 x 2.41)
Built in storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the rear of the property.

WC
2'7" x 4'10" (0.78 x 1.48)
WC with low level flush. Extractor fan. UPVC double glazed frosted window looking to the rear elevation.

Bathroom
5'7" x 6'11" (1.71 x 2.12)
White suite comprising of wash hand basin with chrome taps over. Panel bath with chrome taps and electric shower above. Tiled walls. Extractor fan. Central heated radiator. UPVC double glazed frosted window looking to the rear elevation.

HEATING & APPLIANCES
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199

PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

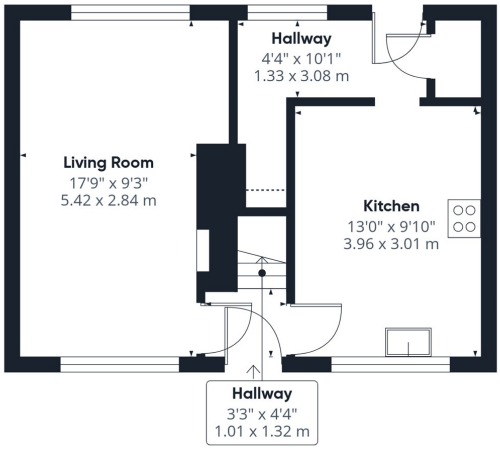
TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

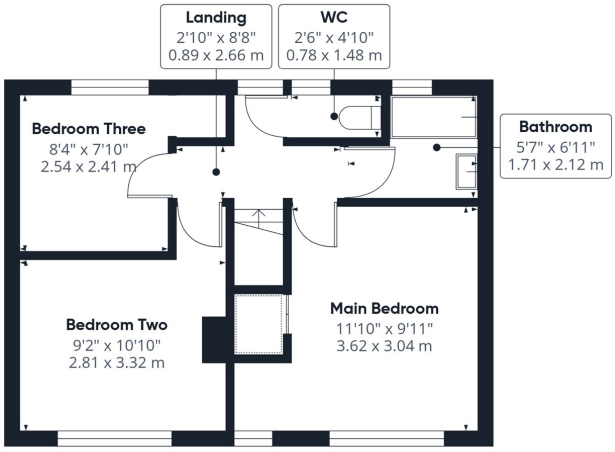








Floor 0



Floor 1

Approximate total area(1)

800 ft²

74.3 m²

Reduced headroom

2 ft²

0.2 m²

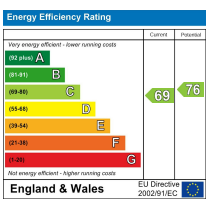
(1) Excluding balconies and terraces

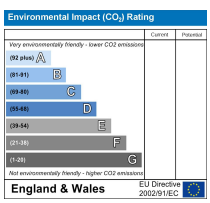
Reduced headroom ····· Below 5 ft/1.5 m

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

GIRAFFE360

T 01977 791133
W www.parkrow.co.uk
30 Newgate, Pontefract, West Yorkshire, WF8 1DB
pontefract@parkrow.co.uk





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