

...Your proactive estate agent



Hammond Road, Knottingley, WF11 0HJ

£175,000

Park Row



Lead In

Situated in the popular town of Knottingley, this well-presented three-bedroom end-terrace property offers an excellent opportunity for families, first-time buyers, and professionals alike.

The accommodation is spacious and well maintained throughout, featuring three generously proportioned bedrooms, offering plenty of space for growing families or those needing additional room for guests or home working.

The heart of the home is the contemporary fitted kitchen, designed with both style and practicality in mind, providing ample storage and workspace for everyday living.

Externally, the property enjoys attractive gardens to both the front and rear, creating ideal spaces for relaxing, entertaining, or family enjoyment. Off-street parking adds further convenience.

A particular feature of the property is the versatile outbuilding, currently used as a "man cave". This adaptable space offers excellent potential for a variety of uses, including a home office, gym, hobby room, studio, or workspace, making it an ideal addition for today's flexible lifestyle.

Ideally positioned with a wide range of local amenities close at hand, including supermarkets, schools, and leisure facilities, the property also benefits from excellent transport links. The A1(M) and M62 motorway networks are within easy reach, while nearby train stations provide convenient access for commuters.

Combining generous living accommodation, excellent transport connections, and a highly convenient location, this superb home is sure to appeal to a wide range of

buyers.

Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

Entrance Hall

1.32 x 1.14 (4'4" x 3'9")

Access to the kitchen, living room and the stairs leading to the first floor. Carpeted throughout.

Living Room

2.85 x 5.49 (9'4" x 18')

UPVC double glazed French doors leading to the rear garden. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Kitchen

3.00 x 5.47 (9'10" x 17'11")

Modern range of high and low level kitchen units with island. Integrated appliances including dishwasher, microwave, hob, oven and extractor hood. Space for fridge/freezer. One and half bowl sink with drainer and mixer tap. Wood effect flooring. Central heated radiator.

UPVC double glazed windows to the front and rear elevations. Access door leading to the garden.



Landing

2.70 x 0.93 (8'10" x 3'1")

Access to all three bedrooms, WC, bathroom and the fully boarded loft. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom One

3.12 x 3.63 (10'3" x 11'11")

Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.



Bedroom Two

3.36 x 2.82 (11' x 9'3")

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



Bedroom Three

2.43 x 2.58 (7'12" x 8'6")

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



WC

1.43 x 0.77 (4'8" x 2'6")

WC with low level flush. Full height wall tiling. UPVC double glazed frosted window to the rear aspect.



Bathroom

2.16 x 1.76 (7'1" x 5'9")

White suite comprising of panel bath with chrome taps and electric shower. Wash hand basin with chrome mixer tap. Full height wall tiling. Wood effect flooring. Central heated chrome towel rail. UPVC double glazed frosted window to the rear elevation.



Games Room

3.19 x 4.20 (10'6" x 13'9")



External

The property enjoys an attractive end-terrace position with a generous frontage, offering a private driveway providing off-road parking alongside a low-maintenance front garden. A secure side access gate leads through to the rear garden.

The enclosed rear garden has been thoughtfully designed for low-maintenance living, featuring an attractive artificial lawn, paved seating area and well-stocked flower borders, creating an ideal space for outdoor dining and entertaining. A particular highlight is the detached outbuilding, currently utilised as a games room, offering a versatile space with potential for a home office, gym, hobby room or entertaining area (subject to individual requirements).



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

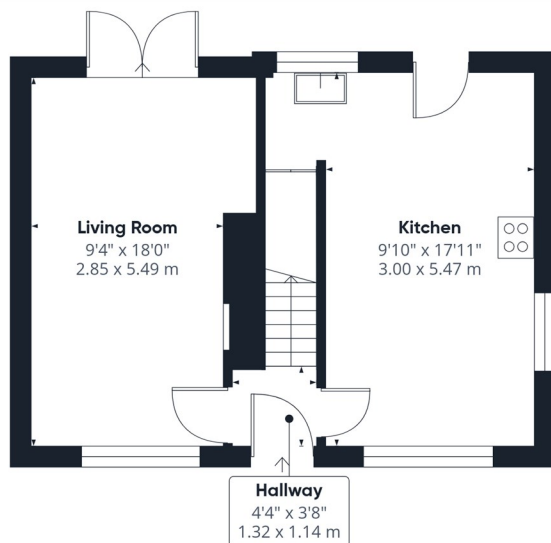
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

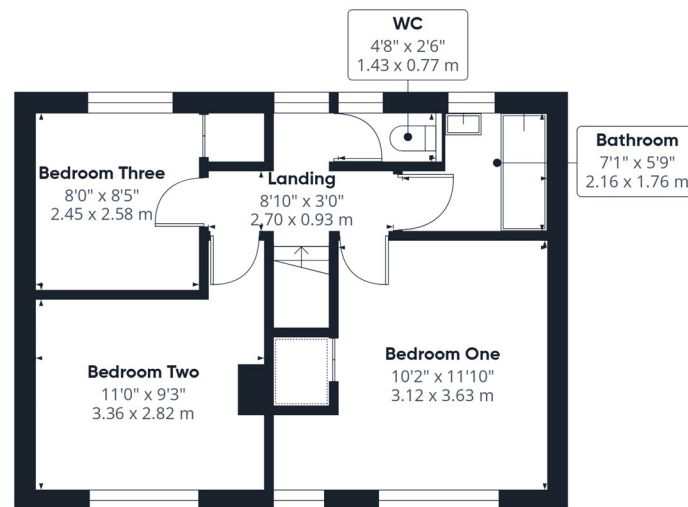
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX BANDING

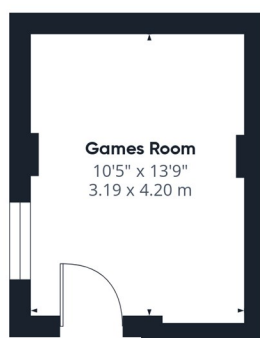
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m

966 ft²
89.8 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.

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W www.parkrow.co.uk

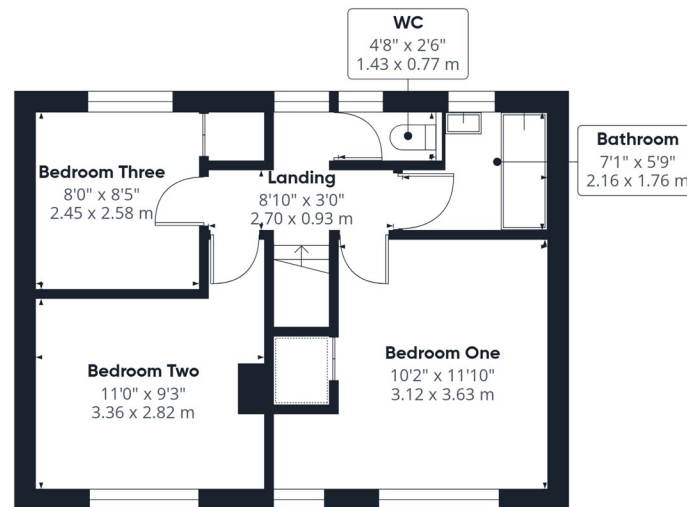
30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk





Floor 0 Building 1



Floor 1 Building 1



Approximate total area^m
821 ft²
76.3 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.

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