

Knight Street, Pontefract, West Yorkshire

Side-by-side driveway | Bi-Fold doors | Contemporary kitchen | Fitted blinds | Fifteen minute walk to Pontefract Town Centre | Excellent amenities and commuter links nearby | Ten minute walk to the nearest school | Utility

3 Bedroom Semi Detached House | Asking Price: **£249,995**

Rosedale
& Jones

Knight Street, Pontefract, Yorkshire

DESCRIPTION

A well-presented modern home in a popular residential area. This freehold property features contemporary design, a landscaped garden, side-by-side parking, and excellent access to Pontefract Town and commuter links. Perfect for first-time buyers, young families, and downsizers.

Key Features

- Side-by-side driveway
- Bi-Fold doors
- Contemporary kitchen
- Fitted blinds
- Fifteen minute walk to Pontefract Town Centre
- Excellent amenities and commuter links nearby
- Ten minute walk to the nearest school
- Utility



LOCATION

Situated within the sought-after Prince's Gate development, Knight Street offers a prime location in the historic market town of Pontefract, Yorkshire. This modern neighbourhood is ideal for families and professionals alike, boasting easy access to well-regarded schools, local amenities, and the vibrant town centre. Commuters will appreciate the excellent transport links, with convenient routes to surrounding cities such as Leeds, Wakefield, and Doncaster. Combining a contemporary lifestyle with proximity to essential services, this property offers the perfect balance of comfort and convenience.

EXTERIOR

Front

An attractive front aspect with plenty of curb appeal. Attractive white render, two off-street parking spaces via the side-by-side driveway, and decorative floral borders.

Rear

A beautifully presented rear garden which consists of an easy-to-maintain, grass lawn, a patio area and a woodchipped section at the back. There is also space to accommodate a medium sized shed.

INTERIOR - Ground Floor

Entrance Hall

Very spacious and practical, with plenty of floorspace for shoe and coat storage. Central Heated radiator and a composite exterior door with 'frosted' Double Glazing to the front aspect. Premium quality laminate flooring. Note: there is also a utility space for a combination washing machine/tumble dryer underneath the stairs.

W/C

Very spacious, with premium quality tiles to the walls and laminate flooring to the floor. Features include: a W/C and a 'floating' wash basin. Central Heated radiator with a towel rail above, an extractor fan with isolation switch. Plenty of space for added storage units.

Living Room

5.44m x 5.18m

The ground floor is open plan by design, with a living area that can accommodate a number of furniture layouts in addition to some storage furniture, as required. Double Glazed windows to the front and side aspects let in plenty of light.

Kitchen & Dining Area

4.85m x 2.93m

A contemporary and very popular design. This premium quality kitchen is fully fitted and features 'soft close' drawers, a fridge freezer, a dishwasher, an electric oven with a built-in additional (combination) microwave oven, four 'induction' hobs, with a hidden extractor fan above and a 2l sink with stainless steel taps. The room is also large enough to comfortably accommodate a four seated dining suite. A fabulous feature of this room is the high-specification Double Glazed Bi-Fold doors which open up directly onto the rear patio. This makes the room seem very light and is a popular feature to enjoy in the Spring and Summer months.

INTERIOR - First Floor

Landing

Bright and open with a Double Glazed window to the front elevation. Storage closet and loft access.

Bedroom One

4.18m x 3.60m

A large bedroom which can support a king-size bed and additional storage units as required. The room features fitted double wardrobes and enjoys a purpose-built area which is ideal for a dressing table, or work space depending on preference. Central Heated radiator and Double Glazed windows to the front elevation.

Bathroom

A modern design with premium wall tiling and laminate flooring. Features include a W/C, a floating wash basin, a bathtub with a retractable handheld shower fixture, a 'rain' shower head and glass water-guard. Extractor fan, a vanity unit, a Central Heated towel rack and electrical shaving points.

Bedroom Two

2.93m x 2.79m

A spacious bedroom which can comfortably accommodate a double bed and additional storage furniture as required. Central Heated radiator and Double Glazed windows to the rear elevation.

Bedroom Three

2.93m x 1.99m

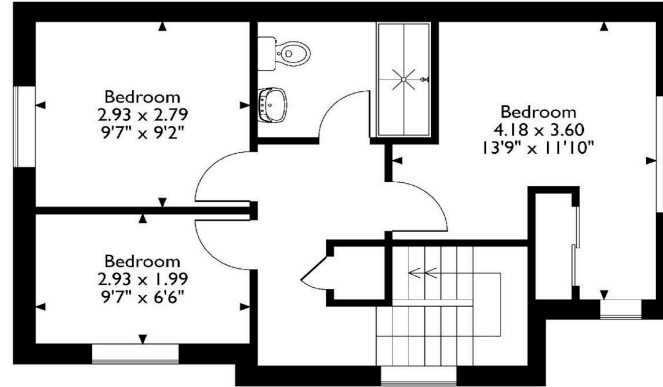
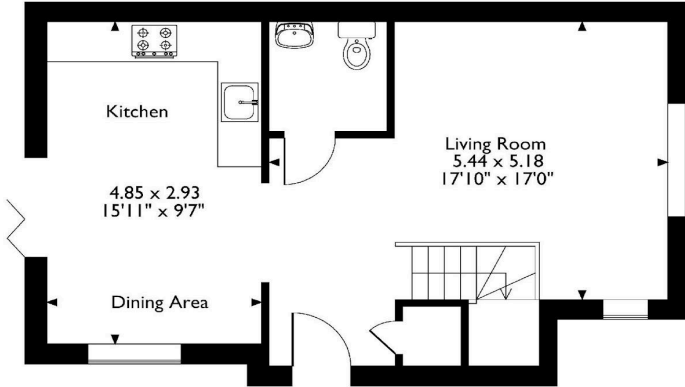
Ideal for use as a single bedroom, a walk-in wardrobe, a nursery, or possibly a home office. A very versatile room. Central Heated radiator and Double Glazed windows to the front elevation.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Knight Street, Pontefract
 Approximate Gross Internal Area
 82 Sq M/882 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice.

01924 792796

Rosedale & Jones, The Old Caretakers House, The Oulton Institute, Oulton, Leeds, LS26 8SX

www.rosedaleandjones.co.uk

info@rosedaleandjones.co.uk