



**Knight Street, Pontefract WF8 4GH**

**Welcome to**

**Knight Street, Pontefract**

Three-storey, three-bedroom semi-detached home with no onward chain, double driveway, landscaped rear garden, downstairs WC, and a great location close to Pontefract Racecourse.



### **Entrance Hall**

With a composite front entrance door, vinyl click flooring, storage cupboard and a gas central heating radiator.

### **Wc**

With a low level flush WC, wash hand basin, window to the front and a gas central heating radiator.

### **Laundry Room**

With plumbing for a washing machine and space for a tumble dryer and a work top.

### **Landing**

With panelling to the wall and a gas central heating radiator.

### **Bedroom One**

14' 10" x 8' 10" ( 4.52m x 2.69m )

With a window to the front, built in wardrobes and a gas central heating radiator.

### **Ensuite**

A suite consisting of a Geberit low level flush WC, a Sottini wash hand basin, walk in electric shower cubicle with touch screen Vado panel, towel radiator, LVT flooring, extractor fan and a window to the side.

### **Lounge**

14' 10" x 9' 7" ( 4.52m x 2.92m )

With two windows to the rear and a gas central heating radiator.

### **Second Floor Landing**

With panelling to walls and a storage cupboard housing the boiler.

### **Bedroom Two**

14' 10" x 8' 10" ( 4.52m x 2.69m )

With a window to the front and a gas central heating radiator.

### **Bedroom Three**

10' 10" x 8' 1" ( 3.30m x 2.46m )

With a window to the rear, walk in wardrobe with spot lights and a gas central heating radiator.

### **Bathroom**

A suite consisting of a Geberit low level flush WC, a Sottini wash hand basin, bath with electric shower over, vinyl flooring, extractor fan and a window to the side.

### **Front Garden**

With a double tarmac driveway, pebbled area, porcelain tiles to the front door and a side gate to the rear garden.

### **Rear Garden**

A flagged patio seating area, timber shed, two electric sockets, outside tap, plants and timber fence to the boarder.

### **Agents Note**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.



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## Welcome to

### Knight Street, Pontefract

- Three spacious storeys giving flexible living and bedroom layouts
- NO ONWARD CHAIN
- Three well-proportioned bedrooms, ideal for families, guests, or a home office
- Double driveway providing convenient off-street parking
- Landscaped rear garden designed for low-maintenance enjoyment and outdoor entertaining

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

# £275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119937 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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