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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(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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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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Wedgewood Way, Knottingley, WF11 0DD
Three Bedroom Semi-Detached,
Offers in Excess of £180,000

Ideal First Time Buyers or Downsizers : Modern Dining Kitchen : Downstairs W/C : Good Sized Bedrooms Throughout : Modern Bathroom with Shower : Southerly Facing Garden with Seating Area : Double Driveway and Garage : Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links



PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom semi-detached property situated within a popular residential area of Knottingley.

Beautifully presented throughout, this family home is located close to a full range of local amenities found within Knottingley, Pontefract and Junction 32 Outlet Village which all have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The property briefly comprises; to the ground floor, entrance hallway, good sized lounge, open plan modern dining kitchen and downstairs W/C. To the first floor; expansive master bedroom, second double bedroom, good sized single bedroom and a modern house bathroom.

The property benefits from having a good sized southerly facing rear garden which includes a sunny positioned seating area that is ideal for outside entertaining. Multiple off street parking is also provided by means of a double driveway and garage. A viewing is highly recommended to appreciate the accommodation this property has to offer. Freehold: Energy Performance Rating B: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 918 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hallway

Door to front aspect, gas central heated radiator, UPVC double glazed window to side aspect, door leading through to lounge and stairs to first floor landing.

Lounge

15' 1" x 10' 2" (4.6m x 3.1m)

Gas central heated radiator, UPVC double glazed window to front aspect, built in understairs storage cupboard and door leading through to dining kitchen.

Dining Kitchen

7' 10" x 13' 5" (2.4m x 4.1m)

Matching high and low level storage units with laminate wood effect work surfaces over, complimentary tiled splash backs, one and a half inset stainless steel sink with chrome mixer tap and drainer, integrated four ring gas hob, extractor fan over with oven and grill beneath, space and plumbing for washing machine and full size fridge freezer, vinyl wood effect flooring, gas central heated radiator, UPVC double glazed window to front aspect, door leading through to downstairs WC and UPVC double glazed french doors leading to rear garden.

Downstairs WC

A two piece suite comprising of low level WC and a wall mounted hand wash basin with chrome taps and tiled splashback, vinyl wood effect flooring and a gas central heated radiator.

First Floor Landing

Loft access, gas central heated radiator and doors leading into other rooms.

Bedroom One

16' 9" x 9' 2" (5.1m x 2.8m)

Gas central heated radiator and UPVC double glazed windows to front and rear aspect.

Bedroom Two

11' 6" x 13' 9" (3.5m x 4.2m)

Gas central heated radiator and UPVC double glazed window to front aspect.

Bedroom Three

11' 10" x 6' 11" (3.6m x 2.1m)

Gas central heated radiator and UPVC double glazed window to rear aspect.

House Bathroom

Three piece suite comprising of low level WC, pedestal hand wash basin with chrome taps and tiled splashback, panelled bath with chrome mixer taps and a mains fed thermostatically controlled handheld shower head attachment, tiled walls to splash prone areas, vinyl wood effect flooring, gas central heated radiator and UPVC double glazed opaque window to rear aspect.

Outside

The front of the property has a garden area which is mainly laid to lawn, bushes and shrubs to borders, rear of the property accessed by a pebbled walkway and a timber gate. There is also off street parking provided by means of a double tarmacked driveway to the front, with a garage that has an up and over door, as well as power and lighting. The rear of the property has a garden which is mainly laid to lawn with a stone patio area, timber fencing to boundaries and a rear access door to the garage.

Property Particulars: D1