



**Wentcliffe House, Station Road, Ferrybridge Knottingley WF11 8NJ**

**Welcome to**

**Wentcliffe House, Station Road, Ferrybridge Knottingley**

\*\*\*GUIDE PRICE £400,000 - £410,000\*\*\* A spacious five-bed, three-storey period home in Knottingley featuring original details, high ceilings and large rooms, with a kitchen diner, utility, WC and two bathrooms. Outside includes off-street parking and a generous rear garden with patio and sheds.



### **Entrance Hall**

With a timber framed front door, a timber framed rear entrance door, under stairs storage cupboard and a gas central heating radiator.

### **Living Room**

14' 7" x 16' 4" ( 4.45m x 4.98m )

With a UPVC double glazed window to the front aspect, brick fire place with an open fire and a tiled hearth and a gas central heating radiator.

### **Dining Room**

14' 2" x 15' 2" ( 4.32m x 4.62m )

With 2 UPVC double glazed window to the front aspect and two gas central heating radiators.

### **Kitchen/ Dining Room**

16' 8" x 17' 2" ( 5.08m x 5.23m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven, gas hob, extractor fan, circular sink and drainer, space for dishwasher, fire place with an electric fire, tiled flooring, entrance door, and a UPVC double glazed window to the rear aspect.

### **Utility Room**

6' 9" x 7' 6" ( 2.06m x 2.29m )

With a UPVC double glazed window to the rear aspect, wall mounted space for tumble dryer, boiler, tiled flooring, chrome heated towel rail, low level flush WC, wash hand basin and a UPVC double glazed window to the rear aspect.

### **Landing**

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

### **Bedroom One**

14' 3" x 16' 5" ( 4.34m x 5.00m )

With two UPVC double glazed window to the rear aspect and a gas central heating radiator.

### **Bedroom Four**

14' 1" x 14' 3" ( 4.29m x 4.34m )

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

### **Second Floor Landing**

With a storage cupboard.

### **Bedroom Two**

12' 7" x 17' 6" ( 3.84m x 5.33m )

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

### **Bedroom Three**

11' 2" x 10' 8" ( 3.40m x 3.25m )

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

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, P shaped bath with shower attached, fully tiled walls and flooring, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

### **Bedroom Five**

10' 6" x 10' 9" ( 3.20m x 3.28m )

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

### **Agents Note**

We are advised that the title is being updated to sole ownership. These details have been provided by the seller as a guide only and subject to confirmation.

We recommend that you seek guidance with regards to time frames associated with this process to ensure that it will meet your requirements.

### **Bathroom**

With a timber framed window to the side aspect, not finished.

### **Front Garden**

With pebbled grounds providing ample off street parking for multiple vehicles.

### **Rear Garden**

With an extensive rear and side lawned garden with timber fence surround, patio seating area and a timber gate to the front aspect.



**view this property online** [williamhbrown.co.uk/Property/PON118123](http://williamhbrown.co.uk/Property/PON118123)



## Welcome to

# Wentcliffe House Station Road, Ferrybridge Knottingley

- \*\*\*GUIDE PRICE £400,000 - £410,000\*\*\*
- Five Bedroom Semi-Detached Home
- Downstairs WC
- Original Features Throughout, High Ceilings, Spacious Rooms & Large Windows
- Extensive Gardens To The Rear And Side

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

guide price

## £400,000 - £410,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON118123](http://williamhbrown.co.uk/Property/PON118123)



Property Ref:  
PON118123 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRACT, West Yorkshire,  
WF8 1AT



[williamhbrown.co.uk](http://williamhbrown.co.uk)