

Mike

**Dobson**



**47 Knight Street**

Pontefract, Wakefield, WF8 4GH

**£295,000**

# 47 Knight Street

Nestled on Knight Street in the charming town of Pontefract, is this well presented three-bedroom semi-detached house, constructed by Avant Homes in 2020, offers a perfect blend of modern living and comfort. Spanning three stories, this property is designed to cater to the needs of contemporary families.

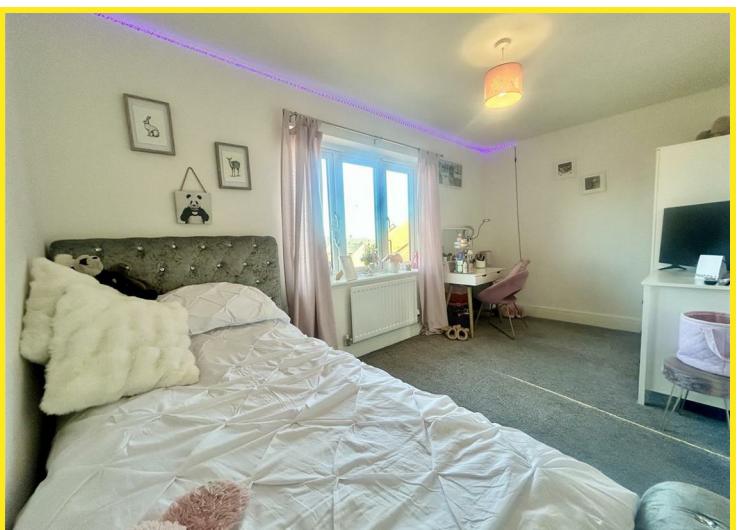
Upon entering, you are greeted by the ground floor WC and a useful utility cupboard. The heart of the house is undoubtedly the modern fitted kitchen, which boasts a range of integrated appliances. This kitchen seamlessly flows into a dining and family area, creating an inviting space for entertaining guests or enjoying family meals.

The first floor leads to the cosy family lounge, great for relaxing of an evening. The main bedroom features an en-suite shower room and a dressing area, providing both privacy and convenience. The additional two bedrooms are well-proportioned and are located on the second floor along with the modern family bathroom making them ideal for family members or guests.

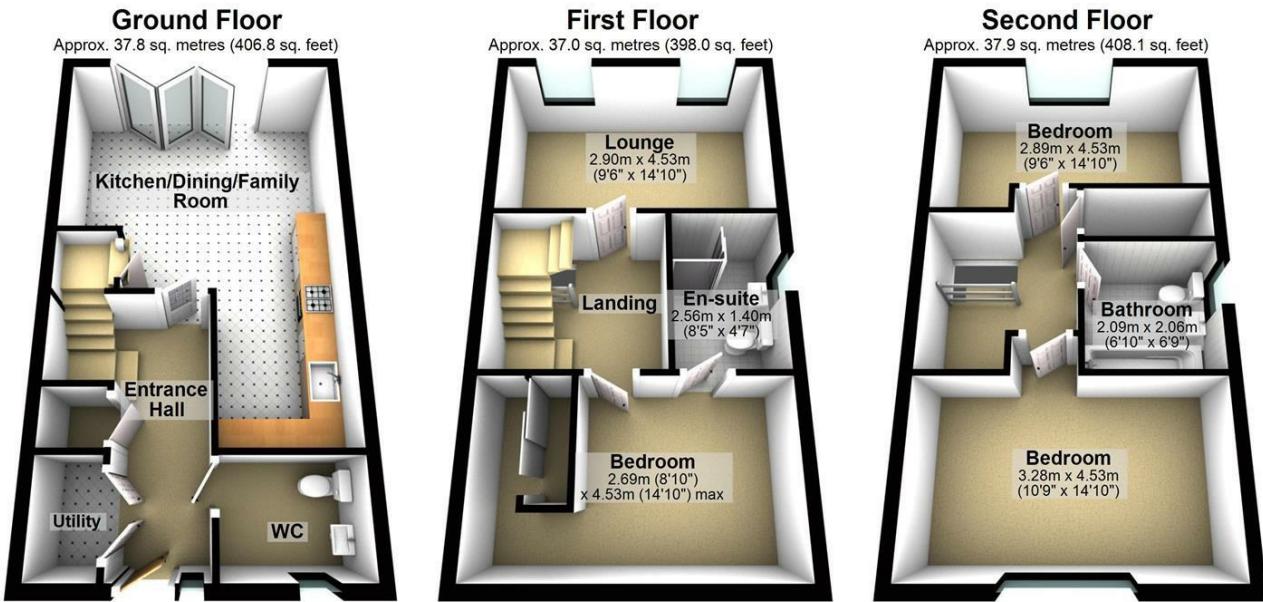
Outside, the property benefits from off-road parking for two cars, ensuring ease of access. The enclosed rear garden is complete with decked seating areas and a well-maintained lawn, perfect for outdoor gatherings or simply enjoying a quiet afternoon in the sun.

This semi-detached house on Knight Street is not just a home; it is a lifestyle choice, offering modern amenities in a desirable location. With its thoughtful design and attractive features, it is an opportunity not to be missed.





## Floor Plan

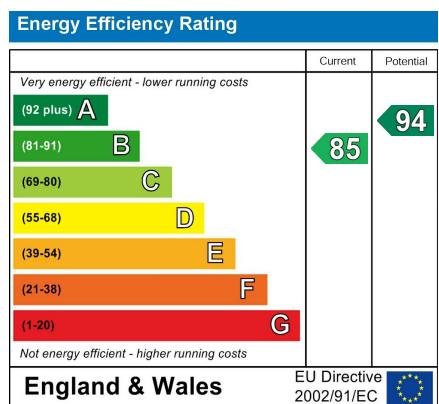


Total area: approx. 112.7 sq. metres (1212.9 sq. feet)

## Area Map



## Energy Efficiency Graph



## Directions

From Pontefract racecourse turn right which is sign posted Prince of Wales Colliery. Enter the new development and turn first right on to Longwall Road. Follow the road to the end and turn right at the T junction on to Knight Street. The property can be found on the left hand side as indicated by the Agents board.

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