

Bournville Villa 41 Womersley Road, Knottingley, WF11 0DB



- # Victorian Five Bedroom Semi Detached House
- # UPVC double glazing and gas fired central heating
- # Additional basement rooms
- # Stands in approximately 0.7 acres
- # Residential development opportunity
- # Two single detached garages
- # Energy Rating 'D'

OFFERS OVER
£400,000

DESCRIPTION

Has gas fired central heating together with UPVC double glazing, two reception rooms, kitchen and pantry to the ground floor, basement rooms, three first floor bedrooms plus bathroom and two further attic bedrooms. Standing in approximately 0.7 acres and offers potential for redevelopment and the side plot has previously had planning consent for a pair of semi detached houses (planning reference 06/99/07480/K). The property does have a garden to the front and a driveway to the side that leads to two single garages and a good size enclosed rear garden.

ACCOMMODATION

The Accommodation comprises: -

GROUND FLOOR

FRONT ENTRANCE VESTIBULE with a tiled floor.

RECEPTION HALL with moulded cornice to ceiling and central heating radiator.

LOUNGE: - 13ft 4in x 12ft 7in (4.07m x 3.85m) plus a splayed bay window to the front and has a tiled fireplace/hearth with gas fire, moulded cornice to ceiling and a double panel central heating radiator.

LIVING/DINING ROOM: - 13ft 3in x 12ft 9in (4.06m x 3.91m) with a tiled fireplace/hearth and gas fire, coving to ceiling, aspects to the front and rear and two central heating radiators.

PANTRY: - 9ft 6in x 6ft 7in (2.06m x 2.02m)

KITCHEN: - 12ft 7in x 11ft 11in (3.84m x 3.65m) with a range of base and wall mounted cupboard and drawer units together with worktops, stainless steel sink unit, tiled fireplace with a wall mounted gas fire, double panel central heating radiator and a wall mounted 'Glow Worm' gas fire. **REAR ENTRANCE.**

BASEMENT

ROOM 1: - 12ft 8in x 12ft (3.87m x 3.67m) and incorporates a sink unit and can also be accessed from the rear garden.

ROOM 2: - 11ft 8in x 8ft 11in (3.56m x 2.73m).

STAIRCASE has a double panel central heating radiator and leads up to: -

FIRST FLOOR

LANDING with coving to ceiling.

FRONT BEDROOM No. 1: - 13ft 2in x 12ft 7in (4.03m x 3.8m) with coving to ceiling and a double panel central heating radiator.

FRONT BEDROOM No. 2: - 13ft 3in x 12ft 10in (4.06m x 3.92m) with dual aspect to front and rear, double panel central heating radiator and a store cupboard over the stairs.

REAR BEDROOM No. 3: - 12ft 9in x 11ft 11in (3.89m x 3.63m) with a central heating radiator, picture rail and built in cupboard to recess with central heating radiator.

BATHROOM contains a 3-piece suite that includes a rectangular panelled bath, pedestal wash basin and a low flush w.c. Part tiled walls, central heating radiator and a wall mounted electric heater.

STAIRCASE leads to

SECOND FLOOR

FRONT BEDROOM No. 4: - 13ft 4in x 12ft 7in (4.06m x 3.86m) with ornamental fireplace, central heating radiator and store cupboard over stairs.

FRONT BEDROOM No. 5: 13ft 3in x 12ft 10in (4.06m x 3.93m) with ornamental fireplace and central heating radiator.

41 Womersley Road, Knottingley, WF11 0DB - May 2021

OUTSIDE: - The property has a garden to the front and a driveway to the side that leads to a good size enclosed mature rear garden where there are two single garages and also an attached store. To the side of the property, which can be directly accessed off Womersley Road, there is an additional enclosed grassed paddock.

SERVICES

All Mains Services are assumed to be connected and gas central heating is installed.

TENURE

We have assumed that the property is Freehold.

PLANNING

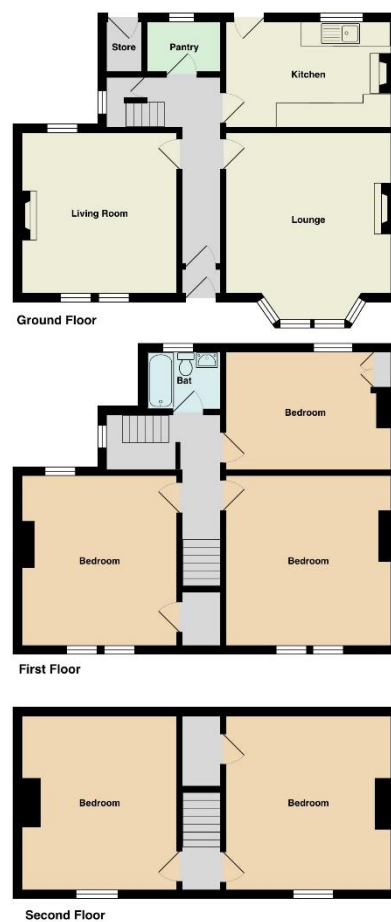
The side paddock/lawn has previously had planning consent for a pair of semi detached houses under planning reference 06/99/07480/K.

COUNCIL TAX

Wakefield MDC Property Band 'C'

VIEWING

Strictly by prior appointment with the Agents



NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property





41 Womersley Road, Knottingley, WF11 0DB - May 2021

