



HODSONS

6
Pottery Court

PCM

£750 PCM

Pottery Court

Knottingley, WF11 8QD

PROPERTY SUMMARY

A two bedroom semi detached property. The spacious and high specification accommodation on offer briefly comprises of two double bedrooms and spacious family bathroom to the ground floor. To the first floor are the entrance hall, cloakroom, and very light and airy lounge/dining/kitchen. This upside down layout enables the well kept communal gardens to be viewed from the lounge windows. The property is accessed via secure gates with off street parking and also offers substantial communal gardens.

2



1



1





Approx Gross Internal Area
67 sq m / 717 sq ft



Lower Ground Floor
Approx 33 sq m / 356 sq ft

Ground Floor
Approx 34 sq m / 361 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY
Wakefield Metropolitan District council

TENURE

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		76	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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