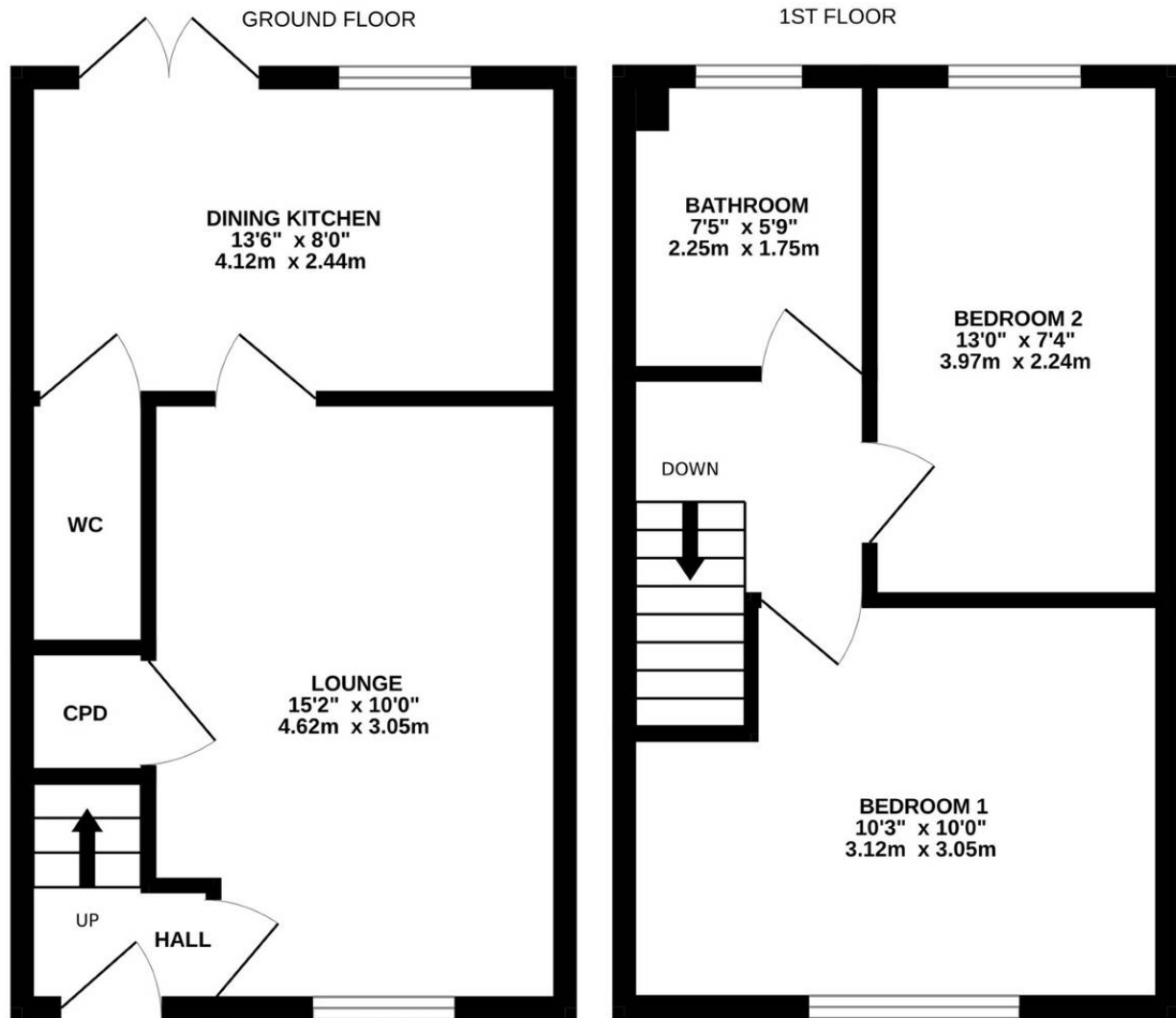




## Oak Tree Crescent

Knottingley, WF11

Offers Over **£180,000**



OAK TREE CRESCENT

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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## Oak Tree Crescent

Knottingley, WF11

NESTLED WITHIN THE SOUGHT AFTER 'RAINSBOROUGH PARK' DEVELOPMENT IN KNOTTINGLEY. THE PROPERTY BENEFITS FROM A REMAINING NHBC GUARANTEE AND HAS BEEN TASTEFULLY IMPROVED WITH LANDSCAPED, SOUTH FACING GARDENS TO THE REAR. SITUATED IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND IN THE CATCHMENT FOR WELL REGARDED SCHOOLING.

The property briefly comprises of entrance, lounge, downstairs WC and open-plan dining kitchen with French doors leading to the landscaped gardens. To the first floor there are two well proportioned bedrooms and the house bathroom. Externally there is a driveway to the side, low maintenance garden to the front and a fabulous enclosed garden to the rear which features Indian stone flagged patio and lawn area with a useful hardstanding which could be used as a summerhouse or garden office.

- TASTEFULLY IMPROVED WITH LANDSCAPED GARDENS
- ACCESS TO COMMUTER LINKS
- IN CATCHMENT FOR WELL REGARDED SCHOOLING
- SOUGHT AFTER DEVELOPMENT



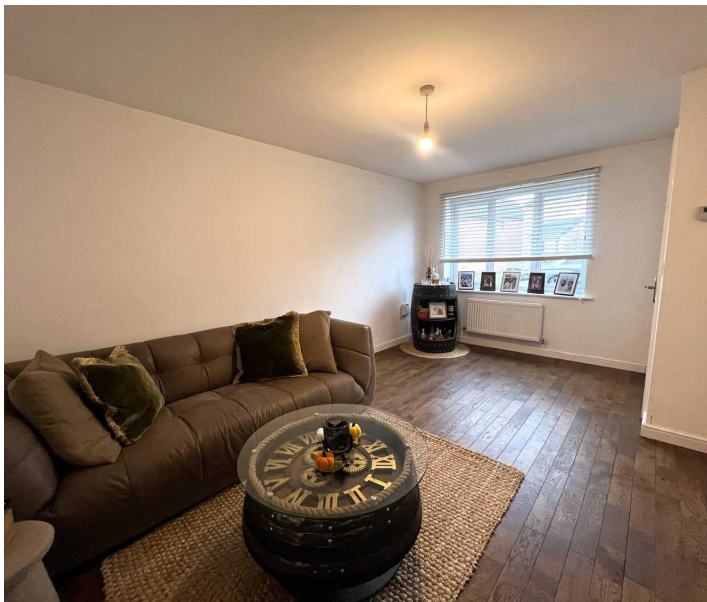


### **ENTRANCE**

Enter the property through a composite front door leading into the entrance. There is a central ceiling light point, a radiator and a carpeted staircase with a handrail which provides access to the first floor. There is high quality flooring and a multi-panel door which provides access to the lounge.

### **LOUNGE**

As the photography suggests, the lounge is a generously proportioned reception room which features a bank of double-glazed windows to the front elevation, providing the room with a great deal of natural light. There is a central ceiling light point, a radiator and attractive hardwood flooring. The lounge has a useful under stairs storage cupboard and a multi-panel door provides access to the open plan dining kitchen.



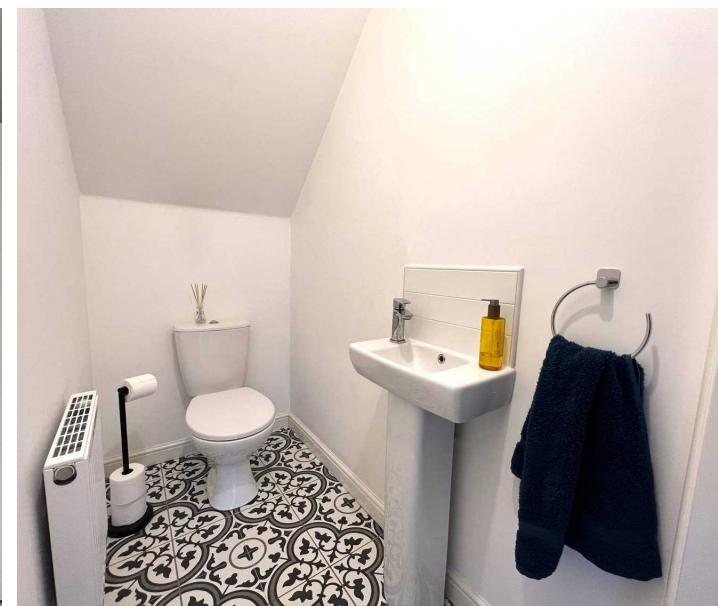
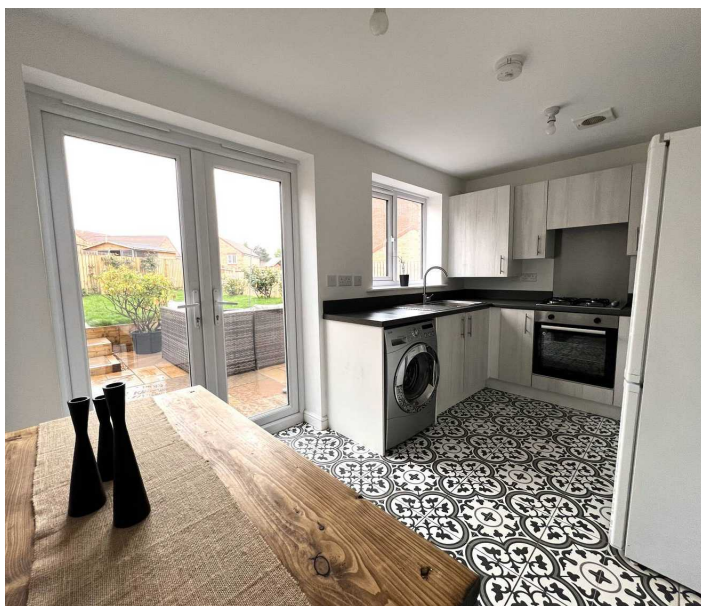
### **DINING KITCHEN**

The open plan dining kitchen room enjoys a great deal of natural light which cascades through the double-glazed bank of windows and double-glazed French doors to the rear elevation. They provide a fabulous view across the properties generously proportioned landscape gardens, there are two ceiling light points and attractive tiled flooring. The kitchen features a wide range of fitted wall and base units with complementary rolled edge work surfaces over which incorporate a single bowl stainless steel sink and drain unit with chrome mixer tap. The kitchen is equipped with built in appliances which include a four-ring gas hob with stainless steel splash back and integrated cooker hood over and a built-in electric oven. There is space and provisions for an automatic washing machine and for a tall standing fridge and freezer unit, a cupboard houses the wall mounted combination boiler and a multi-panel door providing access to the downstairs W.C.



### **DOWNSTAIRS W.C**

The attractive tile flooring continues through from the open plan dining kitchen room into the downstairs W.C which features a modern contemporary two-piece suite comprising of a low-level W.C with push button flush and a broad pedestal wash hand basin with chrome mixer tap and tile splash back. There is a ceiling light point, a radiator and an extractor fan.



## FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first-floor landing which features multi-panel doors providing access to two double bedrooms and the house bathroom. There is a ceiling light point, a radiator and a loft hatch with drop down ladder, providing access to a useful attic space.

## BEDROOM ONE

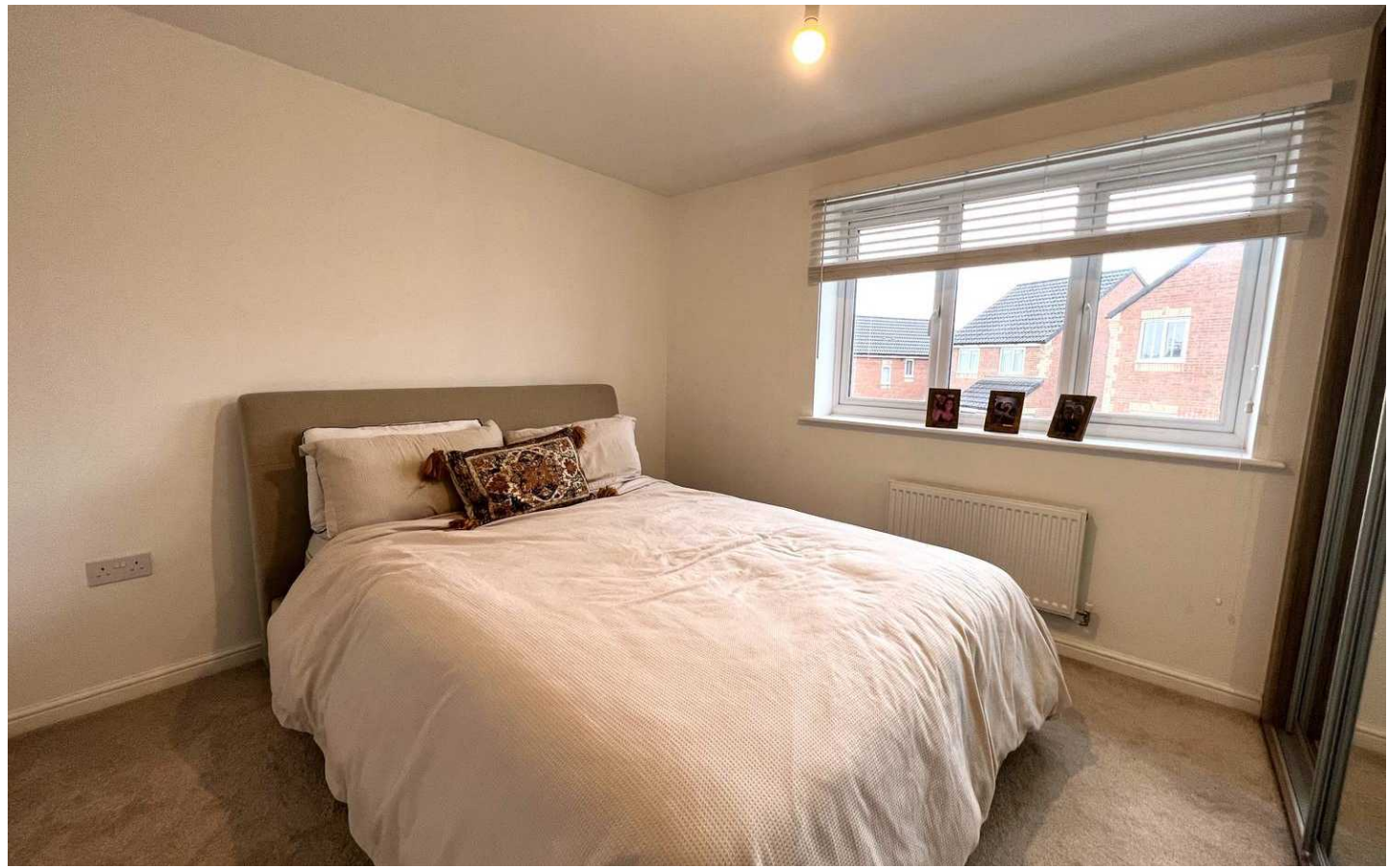
As the photography suggests, bedroom one is a generously proportioned, light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the front elevation, a ceiling light point, a radiator, and a bank of floor-to-ceiling fitted wardrobes which have hanging rails, shelving and sliding mirror doors.

## BEDROOM TWO

Bedroom two is, again, a double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation which has a pleasant view across the properties generously proportioned gardens and has pleasant views over rooftops of a tree line backdrop. There is a ceiling light point and radiator.

## HOUSE BATHROOM

The house bathroom features a modern contemporary three-piece suite which comprises of a panelled bath with a thermostatic shower over and a glazed shower guard, a low-level W/C with push button flush and a broad pedestal wash hand basin with chrome monobloc mixer tap and tiled splashback. There is a radiator, double-glazed window with obscured glass and tiled sill to the rear elevation, a ceiling light point, an extractor fan and tiling to the splash areas.





#### **EXTERNAL**

Externally to the rear the property features an impressive enclosed south facing rear garden which features a fabulous Indian stone flag patio area, ideal for both alfresco dining and barbequing. There are steps which lead to a lawn area with flower and shrub beds, and there is an external tap and an external security light. A gate at the bottom of the garden encloses a hard standing which is currently utilised as a dog run with kennels. Additionally, this area could be utilised as a recreational area or play area for the family or be utilised as a hard standing perhaps for a summer house or garden office.

## **ADDITIONAL INFORMATION**

EPC rating – B

Property tenure – Freehold

Local authority – Wakefield MDC

Council tax band – A

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 26/09/2024.



**PROPERTY VIEWING NOTES -**

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## Simon Blyth Estate Agents

01924 361631

[Wakefield@simonblyth.co.uk](mailto:Wakefield@simonblyth.co.uk)

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