



Womersley Road Knottingley WF11 0DL
Prices From £285,000

Womersley Road

Knottingley WF11 0DL

Prices From £285,000

The very popular Prince II with 2 bedrooms and 2 bathrooms and driveway parking, benefitting from FREE Solar Panels and Triple Glazing, saving you money on those pesky energy bills.

Available during summer/autumn 2025!

Entrance porch
Hallway with cloakroom off
Kitchen/breakfast room
Lounge/dining with doors to garden
En-suite shower to master bedroom
Family bathroom
Driveway parking

You may also have the opportunity to request certain finishing touches, or benefit from any available incentive offers, depending on the stage of build at the point of reservation. Ask for further details during your visit to our sales office.

- 3 BEDROOMS
- 2 BATHROOMS
- 973 SQ FT
- AVAILABLE DURING SUMMER/AUTUMN 2025
- VARIOUS INCENTIVES AVAILABLE
- SHOWROOM OPEN 7 DAYS A WEEK

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



PRINCE II Plot 74 (Size 93.3 sq.m. / 1004 sq. ft.¹)

GROUND FLOOR	METRIC	IMPERIAL
Lounge/Dining:	*max. 4.52m x 5.33m	*max. 14'9" x 17'5"
Kitchen:	3.67m x *max.3.30m	12' x *max.10'9"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1: (irregular size)	*max. 3.9m x *max. 4.6m	*max. 12'7" x *max. 15'1"
Bedroom 2:	*max. 3.3m x *max. 2.6m	*max. 10'8" x *max. 8'5"
Bedroom 3:	*max. 3.3m x *max. 2.6m	*max. 10'8" x *max. 8'5"

*Maximum/Minimum measurement

All room sizes are approximate and should be used only as a guide and not for carpet measurements. Whilst it is our intention to build as shown, measurements are taken from early planning/working drawings and are subject to change. All furnishings and fittings shown, including wardrobes, kitchens and bathroom fittings and layouts, are purely for illustrative purposes and changes can occur once building commences. Please ask for complete clarity upon reservation and during specification process.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

