

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

120 Downland Crescent, Knottingley, WF11 0EH

Offers Over £250,000

Property Images



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



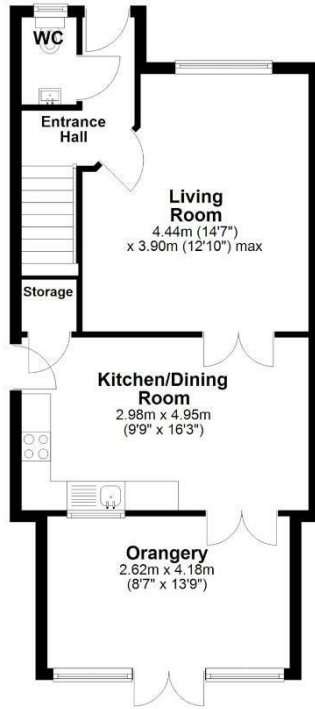
# HUNTERS®

HERE TO GET *you* THERE

## HUNTERS®

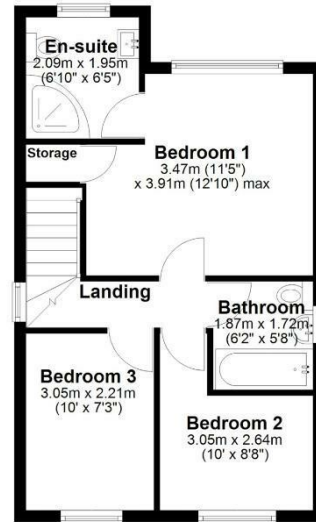
### Ground Floor

Approx. 50.5 sq. metres (543.6 sq. feet)



### First Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



Total area: approx. 89.6 sq. metres (964.7 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	
(69-80) <b>C</b>			70
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Hunters are pleased to offer to the market this three bedroom detached home finished to a high standard, close to motorway links and local amenities.

The property briefly comprises of entrance hall with access to ground floor WC having low level flush WC and hand wash basin. Spacious living room with UPVC window to the front aspect allowing floods of natural light, electric fire with hearth and surround double doors leading to a good sized kitchen/diner with a range of modern units to wall and base level, handy storage cupboard, integrated oven, hob and extractor fan, dining area with ample space for a dining table and chairs and patio doors leading into the spacious orangery perfect for those summer evenings, the orangery has double patio doors leading to the rear garden.

To the first floor the landing greets you with master bedroom with fitted en-suite having corner shower cubicle, low level flush WC and hand wash basin and complimentary white tiling. Master bedroom also benefits from storage cupboard.

Further two bedrooms and house bathroom with modern 3-piece white suite and grey tiling.

Externally to the front of the property is a large drive for several vehicles leading to the garage and gravelled garden with mature plants.

To the rear of the property is an enclosed well maintained large garden with grass and decked area to the top and gravelling to the side.

VIEWING IS A MUST TO APPRECIATE THIS BEAUTIFUL HOME.

## Features

- Detached • Garage • Driveway • Modern throughout • Downstairs WC • Master Bedroom with En-suite • A Must View • Council Tax D • EPC Grade C • Freehold