

# HUNTERS®

HERE TO GET *you* THERE

75 Aire Street, Knottingley, Yorkshire, WF11 9AZ

Offers In Excess Of £420,000

Property Images



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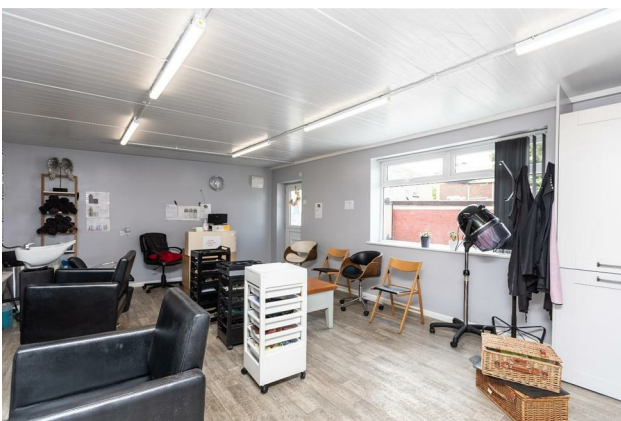
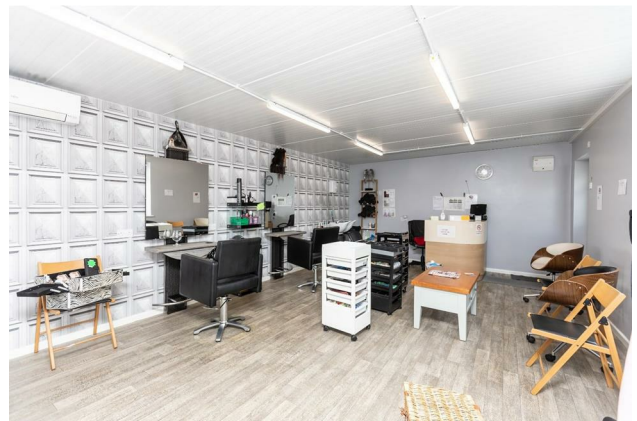
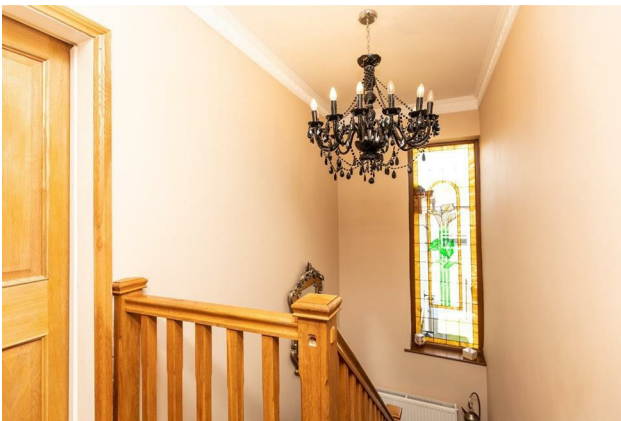
## Property Images



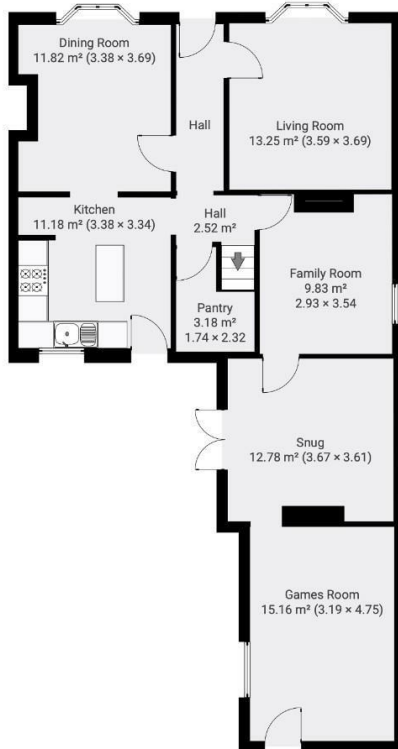
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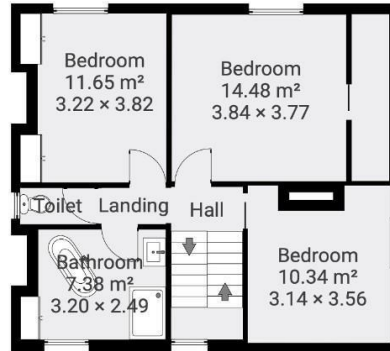
## Property Images



GROUND FLOOR



FIRST FLOOR



## EPC

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

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 3 Tenure: Freehold

## Summary

This substantial bay windowed detached home has a great range of versatile accommodation and is situated within close proximity to local amenities, schools and transport links. An internal viewing is highly recommended to really appreciate what this property has to offer.

The ground floor has an entrance hallway, modern kitchen with island, pantry, dining room, lounge, snug with open fire and a bar, games room and a family room. To the upstairs are three double bedrooms, a family bathroom with slipper bath, separate shower, wash basin and a separate w.c.

In addition to all the inside space the property also has outbuildings with one currently used as a salon another as gym and one for storage. Outside is a low maintenance garden and an electric gate provides access for off street parking.

## Features

• EPC RATING TBC • COUNCIL TAX BAND D • SPACIOUS ACCOMMODATION • PERIOD PROPERTY • ARRAY OF VERSATILE LIVING SPACES • LOW MAINTENANCE GARDEN • FURTHER OUTBUILDINGS FOR EXTRA LIVING AREAS • DESIRABLE LOCATION • CLOSE TO LOCAL AMENITIES • EXCELLENT TRANSPORT LINKS