

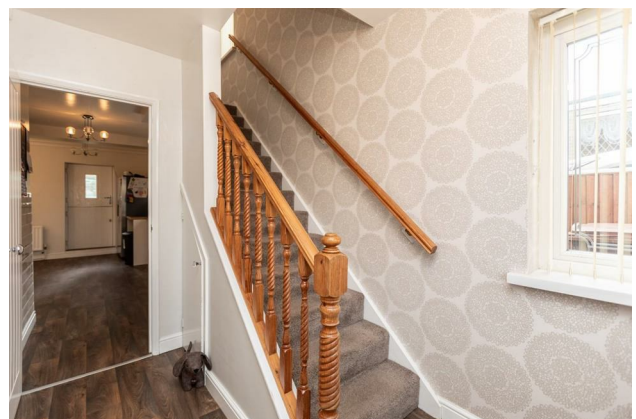
HUNTERS®

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55 Cleveland Avenue, Knottingley, WF11 8EN

£185,000

Property Images



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Property Images



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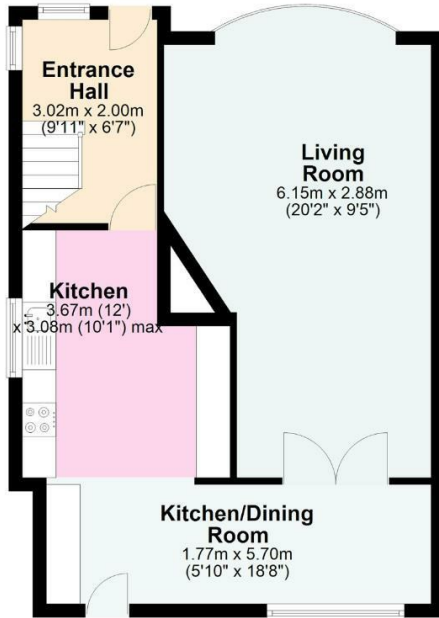
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Property Images



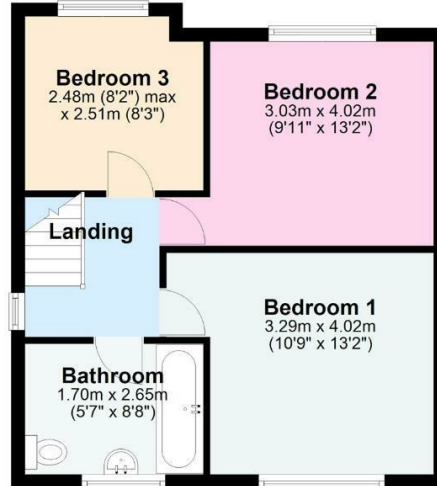
Ground Floor

Approx. 49.6 sq. metres (533.8 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



Total area: approx. 88.5 sq. metres (953.0 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	77	82

Map



Details

Type: House Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Offered to the market is this three bedroom Semi detached property, ideally located close to local amenities in Knottingley.

The property briefly comprises of entrance hallway, kitchen/diner and spacious lounge to the ground floor, three bedrooms and the house bathroom to the first floor. The living room consists of bay window to front aspect and a fitted gas fire with surround and marble hearth. The kitchen/diner offers a range of units to wall and base level and benefits from integrated oven & gas hob.

To the first floor is the master bedroom and two further good sized bedrooms. The modern bathroom offers a bath with hand held shower over and complimentary tiling, pedestal wash hand basin and low level flush w.c.

Externally to the rear is a private enclosed rear garden with summerhouse and astroturf.

This is a perfect first time buy property.

Features

- ENERGY RATING C • SEMI DETACHED • THREE BEDROOMS • FAMILY BATHROOM • DRIVEWAY • ENCLOSED REAR GARDEN • KITCHEN / DINER • QUIET LOCATION • COUNCIL TAX BAND B • LEASEHOLD