

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cherry Tree Walk

Knottingley, WF11 0LE

£190,000



HUNTERS are proud to introduce to the market this 4 bedroom modern property set over 3 storeys in a desirable location in the bustling town of Knottingley. The town centre itself boasts excellent schools and amenities and is in close proximity of public transport routes and transport links.

To the ground floor the property briefly comprises of; stylish kitchen with space for small dining table/breakfast bar, a range of cream base and wall units with integral appliances and complimentary worktops and tiles. To the rear of the ground floor is a spacious living/dining room with access out to the rear garden via patio doors. Downstairs also benefits from a WC and airy entrance hallway.

To the first floor are 3 good sized bedrooms and the house bathroom featuring a white 3 piece suite, white tiling and a vanity unit perfect for storage. To the second floor is the master suite with ample space for lots of furniture and storage, the master suite also benefits from an en-suite shower room with shower cubicle, basin housed in a vanity unit and wc.

To the front of the property is a driveway and to the rear is a spacious enclosed rear garden with decked area perfect for relaxing in the summer. The property also benefits from a single garage.

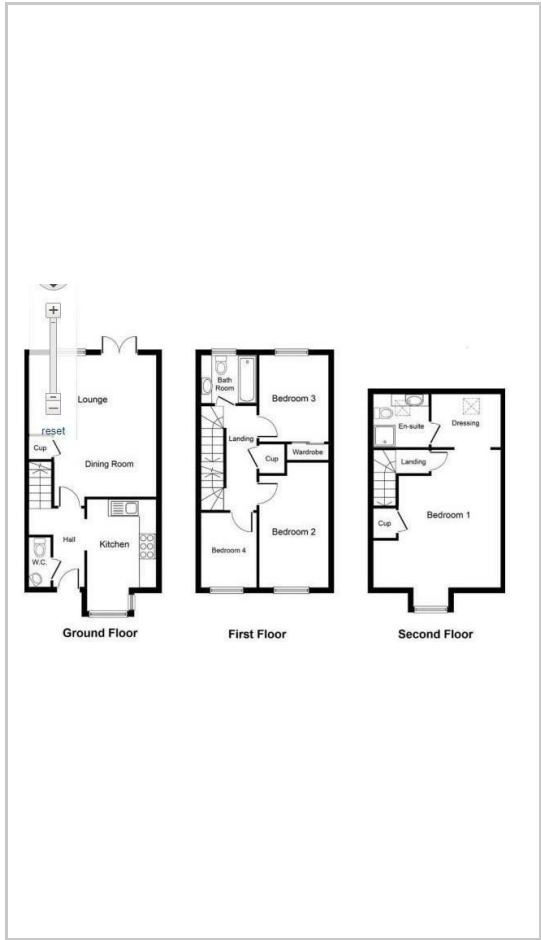
Viewing is essential to appreciate the space and style of property on offer.



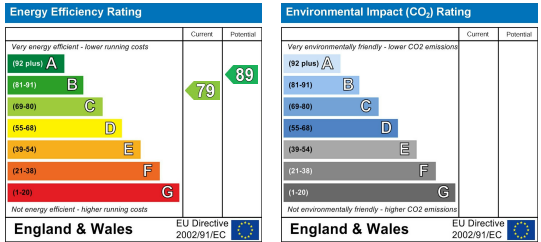
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.