

# HUNTERS®

HERE TO GET *you* THERE

52 Wedgewood Way, Knottingley, WF11 0DD

£200,000

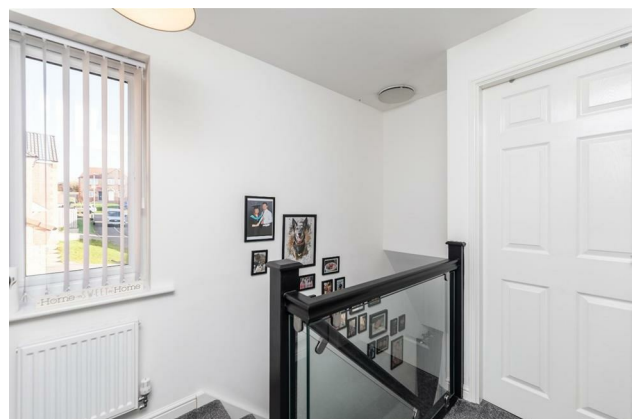
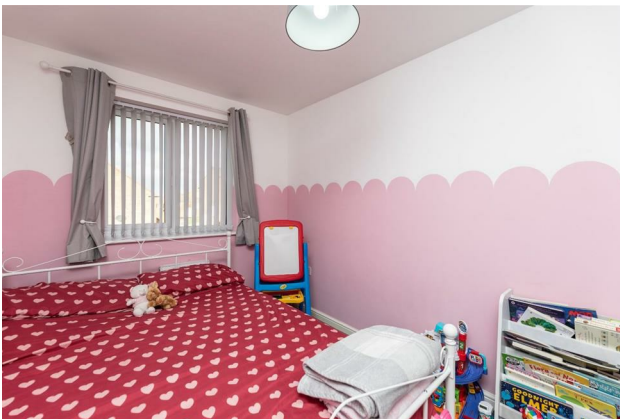
Property Images



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## Property Images





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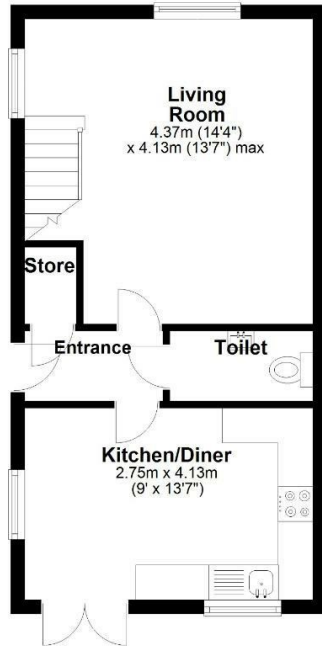
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## Property Images



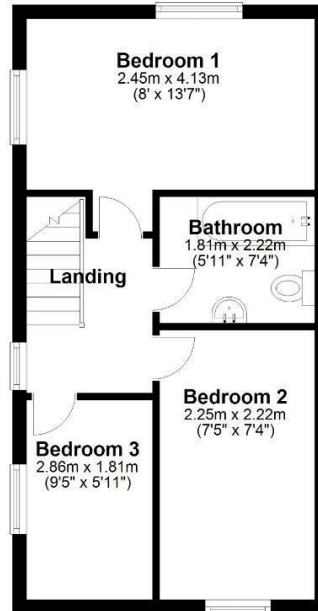
### Ground Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



### First Floor

Approx. 34.1 sq. metres (366.5 sq. feet)



Total area: approx. 68.4 sq. metres (736.5 sq. feet)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>82</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>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

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

HUNTERS are really proud to introduce to the market this spacious 3 bed semi-detached property situated in Knottingley. Modern throughout this really needs to be viewed to appreciate the style and space on offer in this property.

To the front of the property is a driveway facilitating parking for two vehicles and a detached single garage. As you enter the property you are greeted with a spacious airy hallway providing access to all ground floor rooms and access upstairs. Downstairs is a modern shaped fitted kitchen diner with a range of white base and wall units, laminate wood effect worktops and complimentary tiles. The dining area provides space for a 4-6 seater dining table and access out to the rear garden via patio doors. The generous sized living room is to the left of the property with a large window letting in lots of natural light, the perfect place to relax after a long day. A downstairs wc and handy storage cupboard completes the ground floor.

Upstairs is the master bedroom with ample space for a double bed and bedroom furniture, the second bedroom is also a double with space for furniture and the single bedroom is a larger than average single bedroom and would also make a great space to work from home or dressing room. The family bathroom features a white 3 piece suite with complimentary tiling.

The garden is a real selling point of this property as it is low maintenance with decked patio area perfect for enjoying summer evenings and grassed area for children to play.

The town of Knottingley offers a railway station with regular routes to Leeds, supermarkets, eateries and schools. Knottingley is in close proximity to its neighbouring towns Pontefract and Castleford and there are semi rural villages within a short drive. This location also provides excellent M62 and A1 motorway links.

## Features

- DETACHED GARAGE • GREAT LOCATION • LOVELY FAMILY HOME • LOW MAINTENANCE GARDEN • NEUTRAL DECOR THROUGHOUT • DRIVEWAY • DOWNSTAIRS WC • EPC RATING B • COUNCIL TAX BAND B • FREEHOLD